

Phase One Planning

Preliminary Environmental Risk Assessment



This report is issued for the Site described as:

Kirk House, 97-109 High Street, Yiewsley, West Drayton, UB7 7QH

Report Reference
AEL-4707-PP1-904773_V2

Report produced on
29/06/18

Current use
Offices

Proposed use
Residential flats

Report written by
Keara Masrani MSci (Hons)
PIEMA Associate Auditor

Technical review by
Tom Venables BSc (Hons) MSc
PIEMA

Report approved by
Jake Hawkey BSc (Hons) MSc
PIEMA Associate Auditor

Overview



Planning Issues

**MINOR ISSUES
IDENTIFIED**

CONTACT DETAILS

If you require assistance please contact your consultant on:

0845 458 5250

-
or by email at:
orders@argyllenviro.com

Recommendations



Planning Issues

The Phase I should be submitted to the Local Authority for consideration.

A refurbishment/pre-demolition survey should be carried out to confirm and further identify the presence of any Asbestos Containing Materials (ACMs). Should any ACMs be identified, these should subsequently be removed in an appropriate way by a suitably qualified person. Providing the above is undertaken then the risk posed to the proposed development is low.

If any contamination is identified during re/development, all work must cease and you must alert the Local Authority.

Executive Summary

Argyll Environmental Limited (AEL) was commissioned by Anna Forster of Quad Architects Ltd, to conduct a Phase One Preliminary Environmental Risk Assessment for Kirk House, 97-109 High Street, Yiewsley, West Drayton, UB7 7QH (the Site). This report presents the key findings and potential environmental liabilities identified during the assessment.

Key findings

Introduction

The Site located at Kirk House, 97-109 High Street, Yiewsley, West Drayton, UB7 7QH is currently used as NHS offices. We have been advised by the Client that the existing building will be converted through a change of use to residential flats as a permitted development.

Site History

A review of historical maps from 1878 to 2018 indicates that the Site was occupied by open land until the 1895 map edition, when it was developed for assumed residential and commercial use. The assumed commercial property was removed c.1914, with a cinema constructed in its stead between 1932 and 1934. Unlabelled from the 1965 map, the Site was subsequently redeveloped for its current commercial use between 1977 and 1986. No further significant changes were noted throughout subsequent map editions. The Site is currently in use as offices.

Sources of contamination

The following potentially contaminative sources of concern have been identified at the Site or within the surrounding area which may have an impact on the proposed development:

- Asbestos within on-site building
- Potential made ground beneath car park
- Electrical switchboard and equipment on-site
- Hazardous and non-hazardous waste on-site
- Cleaning chemicals and detergents on-site
- Off-site engineering works (75m west), unspecified works with an associated tank (70m north west and 75m south west), a depot and an abattoir (95m north west).

Conclusion

Asbestos containing materials (ACMs) are likely to be present at the Site in the existing structures, due to the age of the buildings. A refurbishment/pre-demolition survey should be carried out to identify the presence of any ACMs. Should any ACMs be identified, these should subsequently be removed in an appropriate way by a suitably qualified person. Providing the above is undertaken then the risk posed to the proposed development is low.

Please refer to page 2 for recommendations.

Overall Planning Risk Assessment

Low to Moderate

Note: This Executive Summary forms part of AEL's Phase One Preliminary Environment Risk Assessment (Ref. AEL-4707-PP1-904773_V2) and should be read in conjunction with the body of the report.



Understanding this report

This report is a Phase One preliminary risk assessment with walkover survey, which is compliant with Contaminated Land Report (CLR) 11 Model Procedures for the Management of Land Contamination. The report identifies potential land quality issues associated with the proposed re/development. The works were completed in accordance with AEL's Conditions of Contract for Environmental Consulting Services version 2.0.¹

1. Introduction

Scope of Works

The agreed scope of works and the data sources included in this assessment are detailed below:

- A Site inspection on the 15/05/2017; This was undertaken by Keara Masrani MSci (Hons) PIEMA Associate Auditor, and Daniel Shaw BSc (Hons) MSc;
- Liaison and correspondence with the current occupiers/owner/site representative;
- A review of available current and historical Ordnance Survey maps and other sources of historical information relating to the Site and surrounding area;
- Overview of environmental constraints that may impact upon the re/development scheme including Flood, Subsidence and Radon risk;
- Where appropriate information provided by, or publicly available from, the statutory authorities, e.g. Local Authority's Environmental Health and Planning Departments;
- A study of the environmental sensitivity of the Site, with reference to the local geological, hydrological and hydrogeological setting;
- The derivation of a Conceptual Site Model, identifying risk from potential contaminant linkages associated with the re/development at the Site;
- Formation of conclusions and recommendations for further work (if required); and
- Aftercare, including a detailed discussion with the Contaminated Land Officer/planning officer to discuss the proposed methodologies and scope of such works of further works (if required), so as to ensure that planning conditions relating to land contamination can be met and complied with fully.

Overview of planning application

It is understood that there are proposals to convert the Site from the existing offices to residential flats with car parking areas. These proposals include the removal of the current pitched roof to add another floor to accommodate additional flats. Planning permission has not yet been sought for the conversion to small 1 bed apartments and studios under Class O, Schedule 2, Part 3 of the Town and Country Planning General Permitted Development order 2015.

In order to support the submission of this permitted development application, a Phase One Preliminary Risk

¹ Please refer to the Methodology section at the end of this report for more details

Assessment has been undertaken. To satisfy national guidance, the Phase One Preliminary Risk Assessment should include a site reconnaissance with photographs, a full history of the Site and surrounds including the environmental setting of the Site and a preliminary conceptual site model and associated risk assessment.

2. Historical Review

AEL has reviewed available historical Ordnance Survey maps and pre-Ordnance Survey (County Series) maps plus recent aerial photography for the Site and surrounding area. This information, in conjunction with historical data provided by the Local Authority Environmental Heath & Planning Departments and information from the site visit, has been used to develop a description of the Site and the surrounding area.

2.1 Summary of Site and Surrounding Area

On Site

A review of historical maps from 1878 to 2018 indicates that the Site was occupied by open land until the 1895 map edition, when it was developed for assumed residential and commercial use. The assumed commercial property was removed c.1914, with a cinema constructed in its stead between 1932 and 1934. Unlabelled from the 1965 map, the Site was subsequently redeveloped for its current commercial use between 1977 and 1986. No further significant changes were noted throughout subsequent map editions. The Site is currently in use as offices.

Surrounding Area

A review of historical maps dating from 1878 indicates that the Site was surrounded by agricultural land to the north and west from the first map edition. Moreover, a church was evident to the south, whilst commercial and residential properties were present across the adjacent road to the east, and beyond the aforementioned agricultural land to the north. The neighbouring agricultural land underwent significant development by 1895, with further commercial and residential properties added to the vicinity of the Site. Most notably, this included a school to the adjacent south. The immediate area surrounding the Site continued in a mix of commercial and residential use through subsequent map editions. However the 1935 map revealed the construction of an engineering works approximately 75m west, whilst unspecified works were added around 70m north west and 75m south west, prior to 1964. An associated tank was identified 90m north west in the 1971 map, at which time a depot and an abattoir were labelled approximately 95m north west. The aforementioned engineering works to the west was subsequently removed between 2006 and 2018, with no further significant changes identified.

3. Site Location and Setting

The Site (1730.92m²) is located at Kirk House, 97-109 High Street, Yiewsley, West Drayton, UB7 7QH. Adjacent and nearby surrounding land uses include:

Direction	Current Surrounding Area
North	Residential and commercial buildings are located from 8m north, extending beyond 1km in the north east, and up to approximately 450m in the north west. From this point, recreational land extends up to around 790m, with the River Pinn situated within this region. Residential properties are present to the north of this land, extending beyond 1km from the Site.
South	Commercial properties are located from adjacent south, extending up to 150m, where a canal is situated. Beyond this feature, an unspecified works is situated approximately 200m south, whilst a railway line is present at around 350m. Residential and commercial properties are situated beyond this point.



Direction	Current Surrounding Area
East	A mix of commercial and residential properties are present from approximately 15m east of the Site. From around 310m to 750m, residential properties become noticeably abundant, with a recreational ground extending beyond this point to approximately 1km from the Site.
West	Residential buildings are located from adjacent west to around 150m from the Site, at which point a canal is present. Beyond this feature, residential properties extend to around 360m. Fray's River is situated at this point, beyond which, surface water features and marshland dominate the landscape. This continues beyond 1km from the Site.

4. Site Inspection

A Site walkover was undertaken by Keara Masrani MSci (Hons) PIEMA Associate Auditor and Daniel Shaw BSc (Hons) MSc on 15 May 2017, accompanied by Andrew North of Quad Architects Ltd, and the findings are summarised below:

Site Description	
General description	<p>The Site comprises one building situated in the east of the Site with a car parking area in the west. The office extends to the west of the main building via a wing acting as a canopy partly forming an undercroft car parking area. A fire escape route is situated at the rear of this wing leading down to the car park. The car park is accessed from St Stephen's Road via a security barrier entrance in the north west and the main office entrance can be accessed from the main High Street through revolving doors in the south east. The car park is bound by brick walls in the south and north and a wooden panel fence in the west.</p> <p>The offices are split over three floors and the main building does not have a basement. The ground floor houses the main reception and waiting area, with a comms room behind and a lockable storage cupboard to the north; storing office furniture, supplies, a fridge and cleaning equipment. A boiler room and electricity switchboard room, accessed from the car park, and staff convenience facilities are positioned behind the main reception.</p> <p>The main office space is spread across the first and second floors; comprising, open offices, meeting rooms, training rooms, an IT store, a printing/comms room, a board room, a library, a first aid and prayer room, staff room and staff convenience facilitates.</p> <p>Some assumed storage cupboards, the electricity switchboard room and gas powered boiler room were locked and therefore not accessible during the Site inspection.</p> <p>Argyll have been provided with existing service plans for the Site, and the Site representative reported that each individual flat will be connected to its own mains gas, electricity and water supply.</p> <p>The Site is fitted with surveillance cameras, an alarm and security fob entrances with security lights in the car park.</p>
Buildings and infrastructure	<p>The building is of brick and concrete construction with a tiled roof.</p> 

Site Description	
Site topography	The Site and the surrounding area appeared to be relatively flat, with a gentle slope noted in the car parking area towards the car park entrance in the north west.
Surface conditions	Good quality hard-standing is located across the car parking area and brick paving covers the eastern boundary of the Site in front of the main entrance.
	
Vegetation	No areas of soft landscaping were identified at the Site. Enclosed planted raised brick beds are located in front of the main office entrance at the east of the Site.
	
	No obvious signs of invasive species were identified at the Site.

Site Description

Drainage

Several drains and inspection covers were noted within the car parking area and although the discharge point of these could not be confirmed, the Site representative reported that the Site is connected to the existing sewer network.

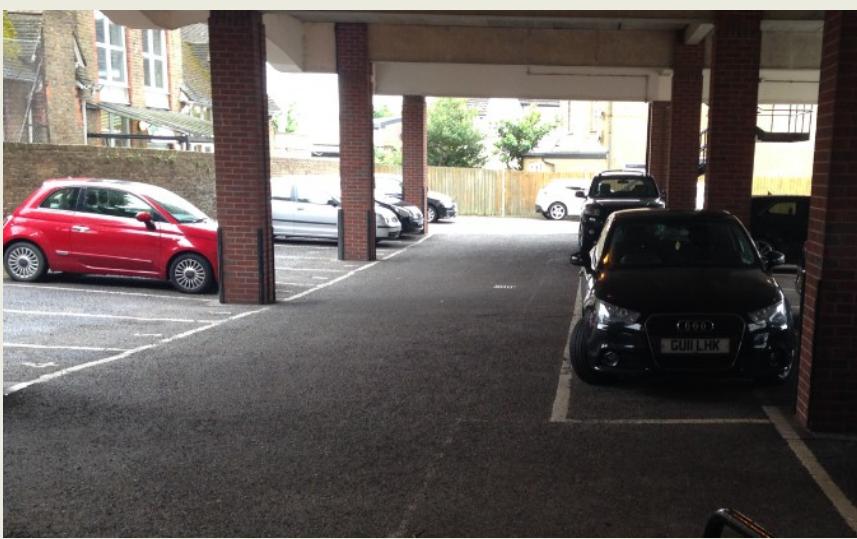
Argyll have been provided with the existing service plans for the Site, and the Site representative reported that the properties will be connected to the existing sewer network.



Sources of Contamination

Source	Description
Former land uses off-site – heavy metals, solvents, lubricants, hydrocarbons, coolant, detergents, battery acid and antifreeze.	An engineering works, an unspecified works with an associated tank, a depot and an abattoir were noted in the surrounding area from historical mapping between 75m west and 95m north west. The areas occupied by these former land uses have been redeveloped and so visual inspection during the Site visit was not possible.
Non-Hazardous Waste	<p>General and recyclable waste is collated across the offices in separate bins. This waste is then stored within waste bins located in the car parking area adjacent to the north west of the main building on good quality hard-standing. This waste is collected 2/3 times a week by FJL Recycling.</p> <p>Waste battery and ink cartridges are also collated in designated areas within the office and collected by the local council as and when required.</p> 
Storage of other hazardous chemicals	Minor quantities of cleaning chemicals and detergents are stored internally within a lockable cupboard located in the north east of the Site.
Hazardous waste	<p>Clinical waste collated by the district nurses during their rounds (conducted off-site) is disposed of within two lockable wheelie bins located in a locked cage in the car parking area to the west of the main building on good quality hard-standing. This is collected by Cannon Hygiene on at least a weekly basis.</p> <p>Waste electrical equipment is taken away and disposed of off-site by the IT department, who service the equipment used with the offices.</p> 

Sources of Contamination

<p>Polychlorinated Biphenyls (PCBs) from transformer units/other PCB containing equipment</p>	<p>An internal switchboard is located on the ground floor in the south west of the main building within a locked room, which is accessible from the car park. As the building was constructed prior to the ban of PCBs in 1986 (EU directive 96/59/EC), it is possible that the internal equipment contains PCBs. The age of this equipment could not be confirmed by the Site representative.</p> 
<p>Made Ground</p>	<p>The car parking area on Site is covered in concrete hard-standing, which may be underlain by a thin layer of hardcore and rubble, acting as a base for the pouring of the tarmac.</p> 
<p>Asbestos</p>	<p>Due to the age of the buildings on Site, asbestos containing materials (ACMs) may be present. The Site holds an asbestos survey report dated 4 August 2009, which revealed the presence of asbestos within the electrical cupboard, sink pads, boarding and bean coating. The soffits and fire doors were not tested but are assumed to also contain asbestos.</p>

Sources of Contamination

Emissions to Air and Ozone Depleting Substances (ODSs)

The office building is cooled/heated via 12 air conditioning/heating units. These are connected to an air handling unit situated in the loft of the main building. The maintenance of these units is contracted out to CBRE, who are responsible for their inspection and on-going maintenance. It was reported that the units are inspected on a 6 monthly basis. The age of these units nor the refrigeration agent used could not be confirmed, and therefore this fluid may be an ozone depleting substance (ODS). The Site representative reported that these would be removed prior to the proposed conversion of the property.



5. Regulatory Authority Consultation

Statutory bodies and authorities have been consulted as part of this assessment. Responses are summarised in the table below:

Regulatory Authority	Response
Environmental Health Department	<p>Enquiries were directed to the London Borough of Hillingdon's Environmental Health Department. A response was received from Michael Borough (Environmental Protection Officer) on the 9th May 2016. The pertinent information from which is summarised below:</p> <ul style="list-style-type: none">• The Site has not been identified under their contaminated land strategy for inclusion in their prioritisation list.• As such, the Local Authority has not identified the Site for further investigation under Part2A of the Environmental Protection Act 1990.• No site investigations or similar reports are known to be on record for the Site.• If the Site were to be redeveloped for residential apartment use, the Local Authority anticipates that a contaminated land condition would be attached requiring an initial desktop study into potential contamination at the Site and the surrounding area. The results of this study would determine whether a full staged contaminated land condition or a condition relating to soil testing would be required.
Planning Department	<p>A review of the London Borough of Hillingdon's online planning records reveals ten applications in relation to the Site. Of these, two contained documents and are summarised below:</p> <ul style="list-style-type: none">• 32928/APP/2011/1458 Change of use from Class B1 (Office) to Class C1 (Hotel) with ancillary restaurant/cafe, including new ground level infill construction, at ground floor level (rear), below the existing first floor accommodation, extension to front (ground floor level facing High Street), alterations to facade and internal layout at all levels, alterations to access, parking and landscaping arrangements. Status: Refused• 32928/APP/2009/2795 Installation of cycle shelter. Status: Approved. <p>However, the review did not identify any documents containing pertinent information in regards to contaminated land.</p>

6. Report and Data Review

AEL reviewed the following data as part of this assessment. A copy is attached in Appendix 1.

6.1 Landmark Data

A review of a Landmark data (ref: 123684466-1-1) was undertaken as part of this assessment. No information was identified within the report for the subject Site.

In addition a summary of the relevant information from the report in proximity to the Site is as follows:

Data indicates that electrical sub station facilities were located 44m north east c.1973.

According to trade directories, current or recent operations in proximity to the Site include freight forwarders (10m west), bed and mattress manufacturers and photographic processors (23m north east), and car body repairs (37m north).

In addition the following licences, consents and authorisations of note were identified: two Local Authority Pollution Prevention and Control authorisations (63m south east and 96m north) for dry cleaning and a Substantiated Pollution Incident (91m south west).

7. Site Sensitivity

The following information on geology, hydrogeology and hydrology was obtained from available maps and reports.

7.1 Geology

The BGS online geological map viewer and available borehole data in the vicinity of the Site indicates that the Site is underlain by the following geological sequence:

Geological Unit	Description	Anticipated Thickness	Permeability
Made Ground			
Made Ground	Assumed to underlie the Site, with a variable composition.	Unknown	Low
Superficial Deposits			
Langley Silt Member	Clay and Silt Varies from silt to clay, commonly yellow-brown and massively bedded.	Approximately 3-5m	Low
Solid Geology			
London Clay Formation	Clay, Silt and Sand Comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay.	Up to 150m	Low

AEL reviewed BGS borehole data in the vicinity of the Site. This identified information regarding the geological sequence at the Site;

- Borehole Ref TQ08SE8 is located 45m south. This identified Drift and London Clay 29mbgl, underlain by Reading Beds (sand and clay) down to 51mbgl. Upper Chalk was identified from 51mbgl to at least 58mbgl.

7.2 Hydrogeology

Aquifer designation	Description	Permeability
Superficial deposits		
Unproductive Strata	The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	Low
Bedrock geology		
Unproductive Strata	The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	Low

There are currently no licensed groundwater abstractions located within 1000m of the Site.

Shallow groundwater in the Site area is anticipated to flow in a south westerly direction, towards the Grand Union Canal 110m south west.

7.3 Hydrology

The nearest water feature ((a canal) is located 110m south west.

There are currently no licensed surface water abstractions located within 1000m of the Site.

7.4 Sensitive Land Uses

No designated eco-receptors were identified within a 1000m radius of the Site.

In addition, the nearest residential property is located adjacent west.

Furthermore, the Site is to be redeveloped and therefore end users and ground workers are considered to be sensitive receptors.

8. Environmental Constraints

8.1 Subsidence

A Low risk of Collapsible Ground Stability Hazards has been identified at the Site. (geological hazard data)

8.2 Radon

The Site is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).. Therefore In accordance with BRE 211:2007, the Site lies in an area where Radon Protection Measures are not required.

9. Risk Assessment

The following Conceptual Site Model (CSM) comprises an evaluation of the findings detailed in the previous sections of this report and outlined in the scope of works described in section 1.

9.1 Conceptual Site Model: Outline

The potential for an environmental risk to be present is assessed qualitatively using the contaminant-pathway-receptor concept introduced by Part 2A of the Environmental Protection Act 1990.

The National Planning and Policy Framework (NPPF) details re/development should prevent unacceptable risks from pollution and should ensure that new development is appropriate for its location and its new use and to such a standards that the Site cannot meet the definition of "Contaminated Land".

In accordance with the above and CLR 11, Model Procedures for the Management of Land Contamination, the following tabulated discussion is based on the observations gathered from the Site inspection and evaluation of the other available information.

9.1.1 Potential Contamination Sources

On Site Contamination Sources Identified	Associated Contaminants
<u>Current</u>	
Building material	Asbestos
Potential made ground beneath car park	Asbestos, ash, clinker, heavy metals, sulphates, VOCs and ground gas
Electrical switchboard and equipment	Polychlorinated biphenyl (PCBs)
Hazardous and non-hazardous waste	Healthcare chemicals and general waste
Cleaning chemicals and detergents	Solvents and detergents
Off Site Contamination Sources Identified	Associated Contaminants
<u>Historic</u>	
Engineering works (75m west), unspecified works with an associated tank (70m north west and 75m south west), a depot and an abattoir (95m north west).	Heavy metals, solvents, lubricants, hydrocarbons, coolant, detergents, battery acid, antifreeze and pathogens

9.1.2 Pathways considered

1. Dermal contact
2. Ingestion
3. Inhalation
4. Diffusion
5. Surface run off drainage
6. Vertical migration
7. Lateral migration
8. Plant uptake
9. Building contact

9.1.3 Potential Receptors

Potential Receptors	Comments
Site users	Proposed Site users include ground workers during re/development and future end users.
Hydrogeology	<p>The superficial deposits beneath the Site, Langley Silt Member, are classified as an Unproductive aquifer and is expected to have a low permeability.</p> <p>The bedrock geology, London Clay Formation, is classified as an Unproductive aquifer and is expected to have a low permeability.</p> <p>There are currently no licensed groundwater abstractions located within 1000m of the Site.</p> <p>The Site is not located in an Environment Agency designated Source Protection Zone.</p>
Hydrology	<p>The nearest water feature (a canal) is located 110m south west.</p> <p>There are currently no licensed surface water abstractions located within 1000m of the Site.</p>
Eco receptors	No designated eco-receptors were identified within a 1000m radius of the Site.
Third parties	The nearest residential property is located adjacent west.
Ground workers	The Site is to be refurbished for residential use (with no ground breaking works) and therefore workers are expected at the Site.

9.2 Conceptual Site Model: Tabular Summary

Plausible pathway present ✓

Contaminants	Organic Contaminants	Inorganic Contaminants	Ground Gases and VOCs	Acid/Aalkali
Receptors				
Site users	✓	✓	✓	✓
Groundwater	✓	✓	✓	✓
Surface water				
Eco receptors				
Third parties	✓	✓	✓	✓
Ground workers	✓	✓	✓	✓
Buildings /Services	✓	✓	✓	✓

9.3 Conceptual Site Model: Risk Assessment

Based on our evaluation of the CSM and all available information gathered during this study, AEL's qualitative risk assessment focuses on below ground contamination issues and indicates:

Contaminant	Pathway	Receptor	Risk
Building material (Asbestos)	Inhalation	Site users Ground workers	Low to Moderate

Given the age of the building, parts of the Site may be formed of asbestos containing materials. A survey conducted in 2009, identified the presence of asbestos within the electrical cupboard, sink pads, boarding and beam coating, soffits and fire doors. No obvious/major damage was noted to the building itself during the Site inspection. Therefore the end users are unlikely to come into contact with any air-borne asbestos. However, during the conversion of the Site some asbestos containing materials could potentially be damaged. Therefore, a comprehensive Type 3 Refurbishment/Demolition Survey should be undertaken prior to demolition of the building on Site to confirm this. Any recommendations made within this study should then be adhered to prior to and during redevelopment of the Site.

Additionally, ground workers are anticipated to wear appropriate Personal Protective Equipment (PPE) during redevelopment, which will reduce the exposure potential.

Contaminant	Pathway	Receptor	Risk
Potential made ground beneath car park (Asbestos, ash, clinker, heavy metals, sulphates, VOCs and ground gas)	Dermal Contact Ingestion Building Contact Inhalation Lateral Migration Vertical Migration	Site users Ground Workers Third Parties Groundwater Buildings/Services	Low

It is plausible that made ground could underlie the Site. However, the building on Site is not of sufficient scale to have required significant ground works to be undertaken. As such, it is considered unlikely that there will be made ground beneath the Site to an extent that could cause concern with regard to gassing issues, content of asbestos or other contaminants such as heavy metals or VOCs. Furthermore the nature of the proposal

(change of use) indicate that no intrusive works are to be undertaken and therefore limiting any possible exposure or disturbance of potential made ground.

Standard construction practices should be adopted in the development process including the use of appropriate PPE by ground workers, should any made ground be encountered.

Contaminant	Pathway	Receptor	Risk
Electrical switchboard and equipment (Polychlorinated biphenyl (PCBs))	Dermal Contact Ingestion	Site users Ground Workers	Low

PCBs were used as cooling oils in electrical devices including substations until they were banned from being used in new products in 1981. Given that the age of the electrical equipment on Site could not be confirmed, we have assumed that it was present at the Site from the construction of the building and, therefore it is likely that PCBs are present.

Any risk posed to site users and ground workers from the potential presence of PCBs, however, is reduced given that they have a low mobility and therefore any contamination is likely to be localised. The equipment is assumed to be stored within a cupboard with a hard-standing floor, preventing the migration of potential contaminants into sub surface soils. Appropriate Personal Protection Equipment (PPE) is anticipated to be worn during redevelopment.

Contaminant	Pathway	Receptor	Risk
Hazardous and non-hazardous waste (Healthcare chemicals and general waste)	Dermal Contact Ingestion Building Contact Inhalation Lateral Migration Vertical Migration	Site Users Ground workers Third Parties Groundwater Buildings/Services	Low

Waste is stored within wheelie bins in the car parking area to the west of the main building. However, these are located on hard-standing cover, acting as a barrier for any potential small spillages to impact the shallow sub surface soils. As such, it is considered unlikely that the ground underlying the Site has been impacted by any such storage of waste on Site.

Contaminant	Pathway	Receptor	Risk
Cleaning chemicals and detergents (Solvents and detergents)	Dermal Contact Ingestion Building Contact Inhalation Lateral Migration Vertical Migration	Site Users Ground workers Third Parties Groundwater Buildings/Services	Low

Cleaning chemicals and detergents are stored and utilised on Site. However, any such storage of these contaminants is assumed to be in the small quantities. In addition, these are stored internally within a locked storage cupboard, the floor of which is assumed to be laid to hard-standing cover, acting as a barrier for any potential small spillages to impact the shallow sub surface soils.

As such, it is considered unlikely that the ground underlying the Site has been impacted by any storage of minor quantities of chemicals.

Contaminant	Pathway	Receptor	Risk
Off-site former land uses (Heavy metals, solvents, lubricants, hydrocarbons, coolant, detergents, battery acid, antifreeze and pathogens)	Dermal Contact Ingestion Building Contact Lateral Migration Inhalation	Site Users Ground workers Buildings/Services	Low

The following land uses were identified in proximity to the Site; an engineering works (75m west), unspecified works with an associated tank (70m north west and 75m south west), a depot and an abattoir (95m north west). Given the presence of these former land uses within the vicinity, it is plausible that any associated contaminants could migrate to the Site as the shallow groundwater in the area is anticipated to flow in a south westerly direction, towards the canal. However, the superficial deposits and bedrock geology beneath the Site are classified as unproductive aquifers and are expected to have low permeability, therefore inhibiting the migration of any contaminants towards the Site. In addition, these land uses are not in the immediate vicinity of the Site and therefore it is anticipated that any localised contamination from these sources would have naturally attenuated during any potential south westerly migration.

9.4 Environmental Risk Assessment

Planning Issues	Risk	Comment
Minor issues identified	Low to Moderate	Asbestos containing materials (ACMs) are likely to be present at the Site in the existing structures, due to the age of the buildings. A refurbishment pre-demolition survey should be carried out to confirm and further identify the presence of any ACMs. Should any ACMs be identified, these should subsequently be removed in an appropriate way by a suitably qualified person. Providing the above is undertaken then the risk posed to the proposed development is low.

Overall Risk Rating Low to Moderate

Overall Liability Assessment

Although plausible contaminant linkages have been identified with the proposed re/development, we do not consider these to be significant. Therefore, the risk under the planning regime (NPPF) is considered to be low to moderate. It is unlikely that the Local Authority will require any further investigations as part of the proposed re/development.

Please refer to page 2 for recommendations.

Appendix 1 –Environmental Data

Contents of the Data Section

Tabular Summary	<p>This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m.</p> <p>If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.</p>
Current Land Use	<p>This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.</p> <p>The accurate large-scale Site Layout Plan confirms the Site boundary with statutory, waste and current land use information presented within 250m.</p> <p>The smaller scale map Site Location Map presents the Site's setting and statutory, waste and current land use information within 500m of the Site boundary.</p>
Statutory Information	<p>This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p>
Waste	<p>This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p>
Current Industrial Land Use	<p>This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p>
Historical Land Use	<p>This section presents selected information on historical land use for the Site and surrounding area (0-500m). These features are not mapped. A table listing the historical maps used in the risk assessment is also provided.</p>
Aquifer Designations and Geology	<p>This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology.</p>
	<p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p>

Environmental Sensitivity

This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.

Natural and Mining Related Hazards

This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.

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Tabular Summary

Statutory Information	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	3	8
Local Authority Integrated Pollution Prevention and Controls	0	0	0
Integrated Pollution Controls	0	0	5
Integrated Pollution Prevention And Control	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents	0	1	14
Water Industry Act Referrals	0	0	0
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	1	0
Prosecutions Relating to Authorised Processes	0	0	1
Prosecutions Relating to Controlled Waters	0	0	2

Waste	On-site	1-250m	251-500m *(501 - 750m)
BGS Recorded Landfill Sites	0	0	0 (0) *
Integrated Pollution Control Registered Waste Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	1 (0) *
Local Authority Recorded Landfill Sites	0	0	0 (0) *
Registered Landfill Sites	0	0	0 (0) *
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Historical Landfill Sites	0	0	1

Current Land Use	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	92	80
Fuel Station Entries	0	0	2
Telecommunication Base Stations	0	0	6

Historical Land Use	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	0	8	24
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	2
Potentially Infilled Land (Water)	0	2	1

Groundwater Vulnerability	On-site	1-250m	251-500m
Superficial Aquifer Designations	1	2	10
Bedrock Aquifer Designations	1	0	1
Groundwater Vulnerability	1	0	0
Low Permeability Drift Deposits	1	N/A	N/A
BGS 1:50,000 Bedrock Geology	1	1	0
BGS 1:50,000 Superficial Deposits	1	6	7
BGS 1:50,000 Geological Mapping Coverage	1	1	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	0	N/A

Environmental Sensitivity	On-site	1-250m	251-500m *(501 - 1km)
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0 (0) *
Marine Nature Reserves	0	0	0 (0) *
National Nature Reserves	0	0	0 (0) *
National Parks	0	0	0
National Scenic Areas	0	0	0
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	1	N/A	N/A
Ramsar Sites	0	0	0 (0) *
River Quality Biology Sampling Points	0	0	1
River Quality Chemistry Sampling Points	0	0	0
Nearest Surface Water Feature	0	1	0
Sites of Special Scientific Interest	0	0	0 (0) *
Special Areas of Conservation	0	0	0 (0) *
Special Protection Areas	0	0	0 (0) *
Water Abstractions	0	0	1 (0)*
Source Protection Zones	0	0	0

Natural and Mining Related Hazards	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	1	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	0	N/A

Natural and Mining Related Hazards	On-site	1-250m	251-500m
Landslide Ground Stability Hazards	1	0	N/A
Running Sand Ground Stability Hazards	1	1	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A
Non-Coal Mining Hazards	0	0	N/A
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	0
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	0	3

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

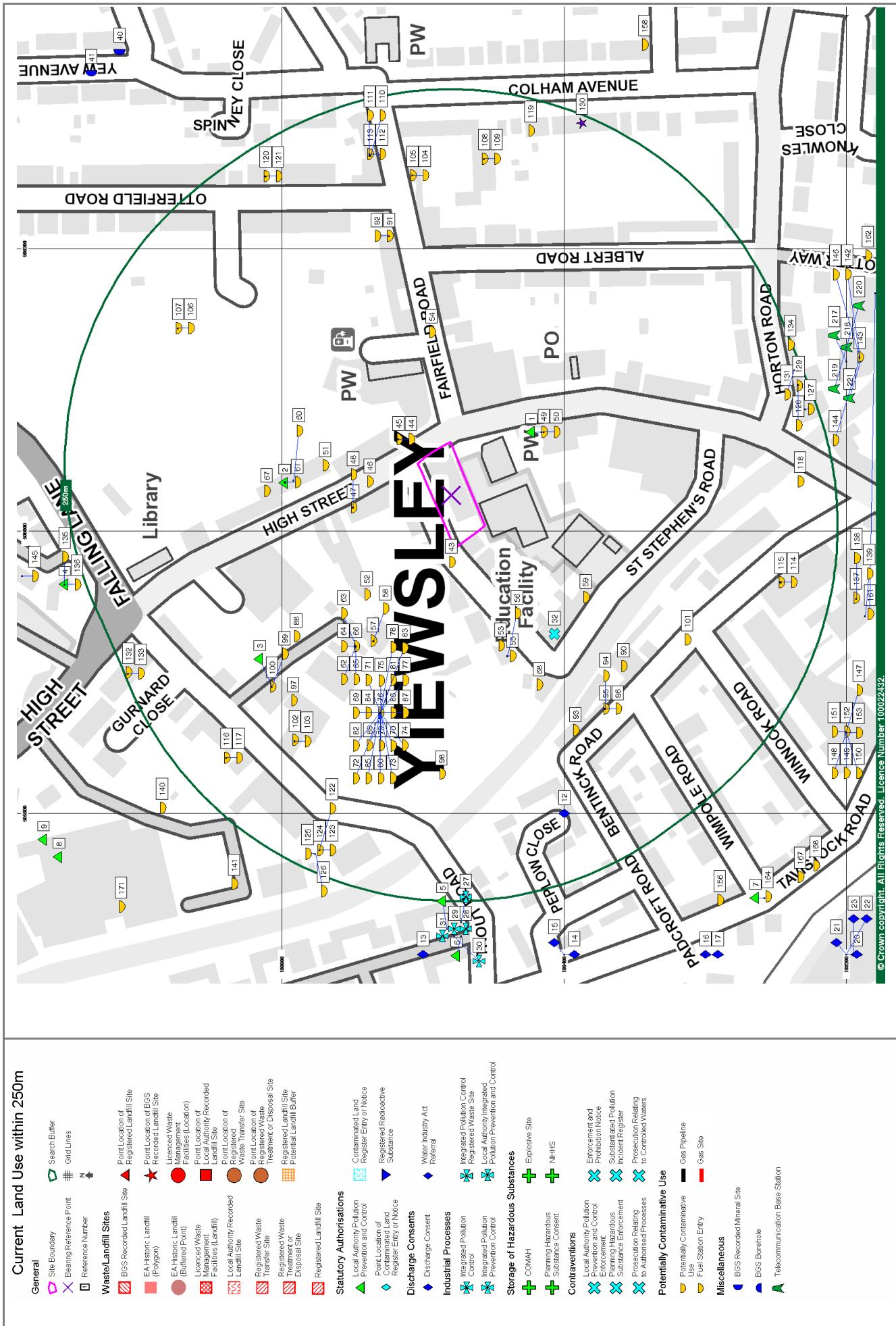
Landfill Site Information

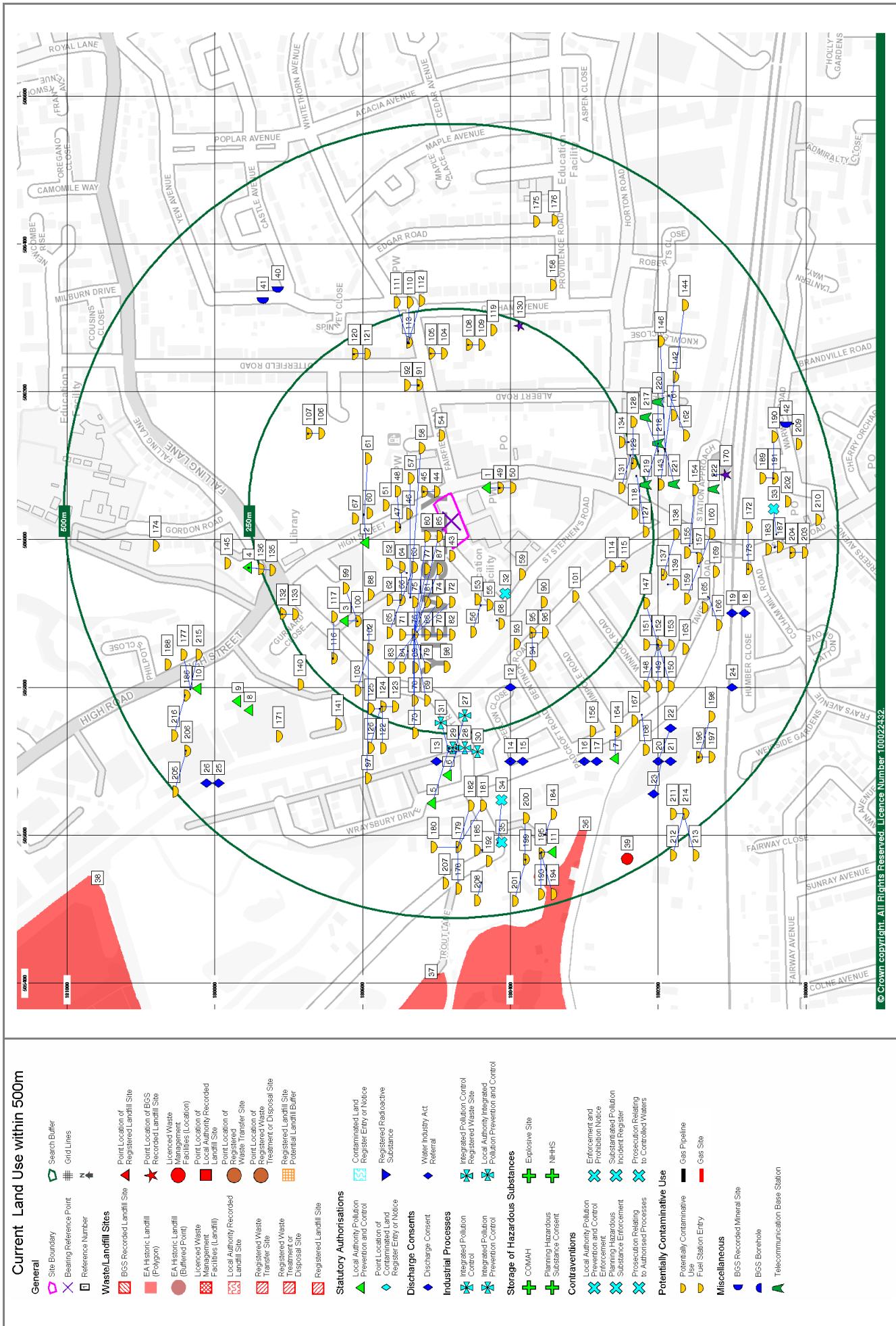
Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.





Statutory Information

Map ID	Details	Distance	Direction
Authorisations			
Local Authority Pollution Prevention and Controls			
1	Name: Pearl Dry Cleaners, Location: 85 High Street, Yiewsley, UB7 7QR, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: NOT SUPPLIED, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/46 Dry cleaning, Status: Permitted, Positional Accuracy: Manually positioned to the address or location.	63m	SE
2	Name: R & J Dry Cleaners, Location: 148 High Street, West Drayton, UB7 7BD, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: EPA/DC/005, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/46 Dry cleaning, Status: Permitted, Positional Accuracy: Manually positioned to the address or location.	96m	N
3	Name: Swan Motors, Location: Trout Road, WEST DRAYTON, Middlesex, UB7 7TG, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: EPA/B3/19/V1/P1, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG6/34 Respraying of road vehicles, Status: Authorised, Positional Accuracy: Automatically positioned to the address.	163m	NW
4	Name: Totalfinaelf, Location: Falling Lane, Yiewsley, WEST DRAYTON, Middlesex, UB7 8BE, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: NOT GIVEN, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG1/14 Petrol filling station, Status: Authorised, Positional Accuracy: Manually positioned to the address or location.	265m	N
5	Name: Astor Stag Ltd, Location: Tavistock Road, WEST DRAYTON, Middlesex, UB7 7RA, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: B3/13, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG6/23 Coating of metal and plastic, Status: Authorised, Positional Accuracy: Automatically positioned to the address.	270m	W
6	Name: Astor Stag Ltd, Location: Tavistock Road, WEST DRAYTON, Middlesex, UB7 7RA, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: B3/12, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG6/29 Di-isocyanate processes, Status: Authorised, Positional Accuracy: Automatically positioned to the address.	275m	W
7	Name: Celtic Energy West Drayton, Location: West Drayton Coal Depot, Tavistock Road, WEST DRAYTON, Middlesex, UB7 7SH, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: B2/05, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG3/5 Coal, coke and coal product processes, Status: Authorised, Positional Accuracy: Manually positioned to the road within the address or location.	330m	SW

Map ID	Details	Distance	Direction
8	Name: New Pro Foundries, Location: Chantry Close, Yiewsly, WEST DRAYTON, Middlesex, UB7 7SU, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: B2/10, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG2/8 Copper and copper alloy processes, Status: Authorisation revoked, Positional Accuracy: Manually positioned to the road within the address or location.	356m	NW
9	Name: New Pro Foundries, Location: Chantry Close, Yiewsly, WEST DRAYTON, Middlesex, UB7 7SU, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: B2/10, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG2/4 Iron, steel and non-ferrous metal foundry processes, Status: Authorised, Positional Accuracy: Automatically positioned to the address.	357m	NW
10	Name: Shell Yiewsley, Location: 209 High Street, Yiewsley, HILLINGDON, Middlesex, UB7 7QP, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: EPA/SS/1/014/09/1998, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG1/14 Petrol filling station, Status: Authorised, Positional Accuracy: Manually positioned to the address or location.	403m	NW
11	Name: Hillingdon Autos, Location: The Walnuts, Trout Road, WEST DRAYTON, Middlesex, UB7 7RS, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: EPA/B1/09, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input, Status: Authorised, Positional Accuracy: Manually positioned to the address or location.	428m	W
Integrated Pollution Controls			
27	Name: Astor Ltd, Location: Tavistock Road, WEST DRAYTON, Middlesex, UB7 7RA, Authority: Environment Agency, Thames Region, Permit Ref: AR9290, Dated: 30th August 1996, Process Type: IPC application for process that was regulated by HMIP for air releases under previous legislation, Description: 4.5 A (C) Inorganic Chemical processes within the Chemical Industry, Status: Authorisation superseded by a substantial or non substantial variation, Positional Accuracy: Automatically positioned to the address.	265m	W
28	Name: Astor-Stag, Location: Tavistock Road, WEST DRAYTON, Middlesex, UB7 7RA, Authority: Environment Agency, Thames Region, Permit Ref: AF6898, Dated: 29th October 1992, Process Type: IPC new application, Description: 1.4 A (A) Petroleum processes within the Fuel & Power Industry, Status: Authorisation superseded by a substantial or non substantial variation, Positional Accuracy: Automatically positioned to the address.	270m	W
29	Name: Astor-Stag, Location: Tavistock Road, WEST DRAYTON, Middlesex, UB7 7RA, Authority: Environment Agency, Thames Region, Permit Ref: AH3377, Dated: 22nd February 1993, Process Type: IPC minor (non-substantial) variation to previous variation, Description: 1.4 A (A) Petroleum processes within the Fuel & Power Industry, Status: Authorisation superseded by a substantial or non substantial variation, Positional Accuracy: Automatically positioned to the address.	270m	W

Map ID	Details	Distance	Direction
30	Name: Astor-Stag, Location: Tavistock Road, WEST DRAYTON, Middlesex, UB7 7RA, Authority: Environment Agency, Thames Region, Permit Ref: BC5679, Dated: 24th November 1998, Process Type: IPC minor (non-substantial) variation to previous variation, Description: 1.4 A (A) Petroleum processes within the Fuel & Power Industry, Status: Authorisation revoked, Positional Accuracy: Automatically positioned to the address.	275m	W
31	Name: Astor Ltd, Location: Tavistock Road, WEST DRAYTON, Middlesex, UB7 7RA, Authority: Environment Agency, Thames Region, Permit Ref: BD1717, Dated: 24th November 1998, Process Type: IPC minor (non-substantial) variation to previous variation, Description: 4.5 A (C) Inorganic Chemical processes within the Chemical Industry, Status: Authorisation revoked, Positional Accuracy: Automatically positioned to the address. <i>No authorised processes have been found.</i>	275m	W
Discharges			
Discharge Consents			
12	Operator: Airoil Burner Co (Gb) Ltd, Bedford Row, London, Property Type: Undefined Or Other, Location: Bentinck House, Bentinck Road, West Drayton, Middx, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctcr.1636, Permit Version: 1, Effective Date: 7th November 1979, Issued Date: 7th November 1979, Revocation Date: 22nd February 1990, Discharge Type: Trade Discharges - Cooling Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Grand Unioncanal, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 100m.	204m	W
13	Operator: F & R Amigo Containers Ltd, Property Type: WAREHOUSING + SUPPORT ACTIVITIES FOR TRANSPORTATION, Location: Onslow Mills, Trout Road, West Drayton, Middx, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctcr.1581, Permit Version: 1, Effective Date: 24th January 1979, Issued Date: 24th January 1979, Revocation Date: 18th December 1990, Discharge Type: Trade Discharges - Cooling Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Grand Unioncanal, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 100m.	289m	W
14	Operator: Thames Water Utilities Ltd, Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY), Location: Heathcote Way Site, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Temp.1134, Permit Version: 2, Effective Date: 3rd September 2010, Issued Date: 3rd September 2010, Revocation Date: 13th October 2015, Discharge Type: Sewage Discharges - Pumping Station - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: Pinn, Status: Surrendered under EPR 2010, Positional Accuracy: Located by supplier to within 100m.	299m	W
15	Operator: Thames Water Utilities Ltd, Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY), Location: Heathcote Way Site, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Temp.1134, Permit Version: 1, Effective Date: 2nd November 1989, Issued Date: 2nd November 1989, Revocation Date: 2nd September 2010, Discharge Type: Sewage Discharges - Pumping Station - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: Pinn, Status: Temporary Consents (Water Act 1989, Section 113), Positional Accuracy: Located by supplier to within 100m.	299m	W

Map ID	Details	Distance	Direction
16	Operator: Wimpey Homes Holdings Ltd., Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES), Location: Tavistock Mews, Trout Road, Yiewsley, Hillingdon, Middlesex, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctwc.0510, Permit Version: 1, Effective Date: 6th January 1986, Issued Date: 6th January 1986, Revocation Date: 11th March 1992, Discharge Type: Discharge Of Other Matter-Surface Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Fray'S River, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 100m.	339m	SW
17	Operator: Wimpey Homes Holdings Ltd, Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES), Location: Tavistock Mews, Trout Road, Yiewsley, Hillingdon, Middlesex, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctwc.0509, Permit Version: 1, Effective Date: 6th January 1986, Issued Date: 6th January 1986, Revocation Date: 11th March 1992, Discharge Type: Discharge Of Other Matter-Surface Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Fray'S River, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 100m.	339m	SW
18	Operator: Middlesex Oil & Chemical Works Ltd, Property Type: MAKING OF CHEMICALS + CHEMICAL PRODUCTS, Location: Factory Premises, Tavistock Road, West Drayton, Middx, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctcp.0411, Permit Version: 1, Effective Date: 23rd July 1964, Issued Date: 23rd July 1964, Revocation Date: 27th June 1991, Discharge Type: Trade Discharges - Cooling Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Grand Unioncanal, Status: Authorisation revoked, Positional Accuracy: Manually corrected supplier location.	372m	S
19	Operator: Middlesex Oil & Chemical Works Ltd, Property Type: MAKING OF CHEMICALS + CHEMICAL PRODUCTS, Location: Factory Premises, Tavistock Road, West Drayton, Middx, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctcr.0720, Permit Version: 1, Effective Date: 21st July 1964, Issued Date: 21st July 1964, Revocation Date: 27th June 1991, Discharge Type: Trade Discharges - Cooling Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Grand Unioncanal, Status: Authorisation revoked, Positional Accuracy: Manually corrected supplier location.	372m	S
20	Operator: English, Property Type: MINING OF COAL + LIGNITE, Location: West Drayton Coal Depot, Tavistock Road, West Drayton, Middlesex, Authority: Environment Agency, Thames Region, Catchment Area: Not Given, Permit Ref: CNTM.0926, Permit Version: 1, Effective Date: 30th June 1993, Issued Date: 30th June 1993, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Frays, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 100m.	398m	SW

Map ID	Details	Distance	Direction
21	Operator: Mears Bros. (Contractores) Ltd., Sydenham, Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES), Location: Stw, Coal Depot, West Drayton, Middx, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctrc.0641, Permit Version: 1, Effective Date: 24th October 1963, Issued Date: 24th October 1963, Revocation Date: 29th June 1993, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: Frays, Status: Authorisation revoked, Positional Accuracy: Manually corrected supplier location.	398m	SW
22	Operator: P D Fuels Ltd, P D House, Broad Street, Portsmouth, Property Type: MINING OF COAL + LIGNITE, Location: West Drayton Coal Depot, Tavistock Road, West Drayton, Middlesex, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctrc.1487, Permit Version: 1, Effective Date: 16th June 1976, Issued Date: 16th June 1976, Revocation Date: 2nd August 1993, Discharge Type: Unknown, Discharge Environment: Freshwater Stream/River, Receiving Water: Frays, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 100m.	398m	SW
23	Operator: Db Schenker Rail (UK) Limited, Property Type: MINING OF COAL + LIGNITE, Location: West Drayton Coal Depot, Tavistock Road, West Drayton, Middlesex, Authority: Environment Agency, Thames Region, Catchment Area: Not Given, Permit Ref: CNTM.1002, Permit Version: 1, Effective Date: 3rd August 1993, Issued Date: 3rd August 1993, Revocation Date: Not Supplied, Discharge Type: Discharge Of Other Matter-Surface Water, Discharge Environment: Freshwater Stream/River, Receiving Water: River Frays, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 100m.	401m	SW
24	Operator: Valentine Varnish & Lacquer Co. Ltd., Property Type: MAKING OF CHEMICALS + CHEMICAL PRODUCTS, Location: Colham Mill Road, West Drayton, Middlesex, Ub7 7as, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Ctvc.0163, Permit Version: 1, Effective Date: 3rd September 1985, Issued Date: 3rd September 1985, Revocation Date: 30th January 1990, Discharge Type: Trade Discharges - Cooling Water, Discharge Environment: Freshwater Stream/River, Receiving Water: River Frays, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 100m.	411m	SW
25	Operator: Astor Stag Ltd, Property Type: Not Given, Location: Astor Stag Ltd, Tavistock Road, WEST DRAYTON, Middlesex , Authority: Environment Agency, Thames Region, Catchment Area: Not Given, Permit Ref: CHME.0187, Permit Version: Not Supplied, Effective Date: Not Supplied, Issued Date: 30th August 1996, Revocation Date: Not Supplied, Discharge Type: Trade Effluent Discharge-Cooling Water (Direct), Discharge Environment: Freshwater Stream/River, Receiving Water: Grand Union Canal, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	449m	NW
26	Operator: Astor Stag Ltd., Property Type: MAKING OF CHEMICALS + CHEMICAL PRODUCTS, Location: Astor Chemical Ltd, Tavistock Road, West Drayton, Middlesex, Ub7 7ra, Authority: Environment Agency, Thames Region, Catchment Area: Not Given, Permit Ref: Cntw.1042, Permit Version: 1, Effective Date: 5th June 1991, Issued Date: 5th June 1991, Revocation Date: 26th November 1996, Discharge Type: Trade Discharges - Cooling Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Grand Unioncanal, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 100m.	453m	NW

Map ID	Details	Distance	Direction
Hazardous Sites			
No hazardous sites have been found.			
Contraventions			
Substantiated Pollution Incident Register			
32	Authority: Environment Agency - Thames Region, North East Area, Date: 6th April 2002, Incident Ref: 69338, Pollutant: 1. Atmospheric Pollutants And Effects: Fumes, 2. Contaminated Water: Firefighting Run-Off, Water Impact: Category 4 - No Impact, Air Impact: Category 3 - Minor Incident, Land Impact: Category 2 - Significant Incident, Positional Accuracy: Located by supplier to within 10m.	91m	SW
Prosecutions Relating to Authorised Processes			
33	Location: Engine Public House, 5 Station Road, West Drayton, Middlesex, UB7 7BT, Prosecution Text: EA Data 06/10/1998, Two tonnes of timber and old fittings were removed by an unlicensed waste carrier and burnt., Act: EPA90 s34, Hearing Date: 6th October 1998, Verdict: Guilty, Fine: £250, Costs: £217.5, Positional Accuracy: Manually positioned to the address or location.	417m	S
Prosecutions Relating to Controlled Waters			
34	Location: Egglesey Farm, Harmondsworth, WEST DRAYTON, Middlesex, UB7, Prosecution Text: Environment Times Apr-Aug 1997 (Case 1 of 2), Polluting the River Wray with silt whilst pumping water into the river for which they had a consent., Act: WRA91, Hearing Date: 29th July 1997, Verdict: Guilty, Fine: £5000, Costs: £, Positional Accuracy: Manually positioned within the geographical locality.	403m	W
35	Location: Egglesey Farm, Harmondsworth, WEST DRAYTON, Middlesex, UB7, Prosecution Text: Environment Times Apr-Aug 1997 (Case 2 of 2), Polluting River Wray with silt whilst pumping water into the river for which they had a consent., Act: WRA91, Hearing Date: 29th July 1997, Verdict: Guilty, Fine: £2500, Costs: £, Positional Accuracy: Manually positioned within the geographical locality.	404m	W

Waste

Map ID	Details	Distance	Direction
Waste/Landfill Sites			
Local Authority Landfill Coverage			
London Borough of Hillingdon - Has not been able to supply Landfill data			
Licensed Waste Management Facilities (Locations)			
39	Licence Number: 104761, Location: Yiewsley Rail Sidings, Tavistock Road, West Drayton, Middlesex, UB7 7RD, Operator: Powerday Plc, Operator Location: Not Supplied, Authority: Environment Agency - Thames Region, North East Area, Site Category: Non-hazardous & hazardous HWA Site, Licence Status: Issued, Issued Date: 3rd December 2012, Last Modified: Not Supplied, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	482m	SW
Historical Landfill Sites			
36	Licence Holder: S W Boyer, Location: Yiewsley, Hillingdon, London, Name: Trout Lane, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD11193, First Input Date: Not Supplied, Last Input Date: Not Supplied, Specified Waste Type: Deposited Waste included Industrial Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: 5510/0015, BGS Ref: Not Supplied, Other Ref: 8HI050, HIL058	413m	SW
37	Licence Holder: S W Boyer - Grand Junction Canal Company, Location: Yiewsley, Hillingdon, London, Name: The Lizards, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD11177, First Input Date: 31st December 1960, Last Input Date: 31st December 1970, Specified Waste Type: Deposited Waste included Industrial, Commercial and Household Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: 5510/0014, BGS Ref: Not Supplied, Other Ref: 8HI051, HIL059	574m	W
38	Licence Holder: British Waterways Board, Location: Yiewsley, Hillingdon, London, Name: British Waterways Site, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD11327, First Input Date: 31st December 1890, Last Input Date: 31st December 1996, Specified Waste Type: Deposited Waste included Inert, Industrial, Commercial and Household Waste, and Liquid Sludge, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: 5510/0036, BGS Ref: Not Supplied, Other Ref: 8HI036, HIL043	656m	NW

Current Land Use

Map ID	Details	Distance	Direction
Current Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
43	Freight Forwarders, Name: Wildcard Worldwide Status: Inactive, Location: 4b St. Stephens Rd, West Drayton, Middlesex, UB7 7RL, Positional Accuracy: Manually positioned to the road within the address or location.	10m	W
44	Bed & Mattress Manufacturers, Name: Sweet Dreams Status: Inactive, Location: 116, High Street, West Drayton, Middlesex, UB7 7BB, Positional Accuracy: Automatically positioned to the address.	23m	NE
45	Photographic Processors, Name: Ace Photo Lab Status: Inactive, Location: 116, High Street, West Drayton, Middlesex, UB7 7BB, Positional Accuracy: Automatically positioned to the address.	23m	NE
46	Car Body Repairs, Name: M T Motors Status: Inactive, Location: High St, Yiewsley, West Drayton, Middlesex, UB7 7QL, Positional Accuracy: Manually positioned to the road within the address or location.	37m	N
47	Car Dealers, Name: V F M Auto Sales Status: Inactive, Location: 123-125, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QL, Positional Accuracy: Automatically positioned to the address.	55m	N
48	Toiletries, Name: Gasp Status: Inactive, Location: 123-125, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QL, Positional Accuracy: Automatically positioned to the address.	55m	N
49	Dry Cleaners, Name: Mackwhite Ltd Status: Inactive, Location: 85, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QH, Positional Accuracy: Automatically positioned to the address.	64m	SE
50	Dry Cleaners, Name: Universal Dry Cleaners Status: Inactive, Location: 85, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QH, Positional Accuracy: Automatically positioned to the address.	64m	SE
51	Carpet, Curtain & Upholstery Cleaners, Name: J & L Carpet Cleaning Services Status: Inactive, Location: 136, High Street, West Drayton, Middlesex, UB7 7BD, Positional Accuracy: Automatically positioned to the address.	66m	N
52	Garage Services, Name: Unlimited Auto Service Status: Active, Location: 4b, St. Stephens Road, West Drayton, UB7 7RL, Positional Accuracy: Automatically positioned to the address.	71m	NW
53	Blast Cleaning Equipment Manufacturers, Name: Eltec Status: Active, Location: 18, St. Stephens Road, West Drayton, Middlesex, UB7 7RL, Positional Accuracy: Automatically positioned to the address.	77m	W

Map ID	Details	Distance	Direction
54	Garage Services, Name: Americarna Status: Inactive, Location: Fairfield Rd, West Drayton, Middlesex, UB7 8EY, Positional Accuracy: Manually positioned to the road within the address or location.	80m	E
55	Car Customisation & Conversion Specialists, Name: Steve'S Classic & Performance Auto Shop Status: Inactive, Location: 20, St. Stephens Road, West Drayton, Middlesex, UB7 7RL, Positional Accuracy: Automatically positioned to the address.	86m	W
56	Garage Services, Name: M & R Motors Ltd Status: Inactive, Location: 20, St. Stephens Road, West Drayton, Middlesex, UB7 7RL, Positional Accuracy: Automatically positioned to the address.	86m	W
57	Precision Engineers, Name: Metalmatics Ltd Status: Inactive, Location: Unit 6, Kirby Estate, Trout Road, West Drayton, Middlesex, UB7 7RU, Positional Accuracy: Automatically positioned to the address.	88m	NW
58	Garage Services, Name: Jesel Motors Ltd Status: Active, Location: Unit 6, Kirby Estate, Trout Road, West Drayton, UB7 7RU, Positional Accuracy: Automatically positioned to the address.	88m	NW
59	Garage Services, Name: Beetles By Thingamies Status: Active, Location: St. Stephens Lodge, St. Stephens Road, West Drayton, UB7 7RL, Positional Accuracy: Automatically positioned to the address.	88m	SW
60	Gas Appliances - Sales & Service, Name: Kim Agencies Status: Inactive, Location: 146, High Street, West Drayton, Middlesex, UB7 7BD, Positional Accuracy: Automatically positioned to the address.	89m	N
61	Dry Cleaners, Name: R J Cleaners Status: Inactive, Location: 148, High Street, West Drayton, Middlesex, UB7 7BD, Positional Accuracy: Automatically positioned to the address.	95m	N
62	Press Tool Manufacturers & Distributors, Name: Trout Tool Co Ltd Status: Inactive, Location: Kirby Estate, Trout Road, WEST DRAYTON, Middlesex, UB7 7TE, Positional Accuracy: Automatically positioned to the address.	99m	NW
63	Press Tool Manufacturers & Distributors, Name: Trout Tool Co Ltd Status: Inactive, Location: Kirby Estate, Trout Road, West Drayton, Middlesex, UB7 7TE, Positional Accuracy: Automatically positioned to the address.	99m	NW
64	Precision Engineers, Name: Trout Tool Co Ltd Status: Inactive, Location: Kirby Estate, Trout Road, West Drayton, Middlesex, UB7 7TE, Positional Accuracy: Automatically positioned to the address.	99m	NW
65	Blinds, Awnings & Canopies, Name: Zenith Blinds Ltd Status: Inactive, Location: Kirby Estate, Trout Road, West Drayton, Middlesex, UB7 7TE, Positional Accuracy: Automatically positioned to the address.	99m	NW
66	Engineering Services, Name: Trout Ltd Status: Inactive, Location: Kirby Estate, Trout Road, West Drayton, Middlesex, UB7 7TE, Positional Accuracy: Automatically positioned to the address.	99m	NW

Map ID	Details	Distance	Direction
67	Furniture Manufacturers - Home & Office, Name: Stokke Uk Ltd Status: Inactive, Location: 154-156, High Street, Yiewsley, West Drayton, Middlesex, UB7 7BE, Positional Accuracy: Automatically positioned to the address.	109m	N
68	Precision Engineers, Name: Double M Status: Inactive, Location: St. Stephens Road, West Drayton, Middlesex, UB7 7RL, Positional Accuracy: Automatically positioned to the address.	114m	SW
69	Precision Engineers, Name: D J Engineering Co Status: Inactive, Location: Unit 4, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
70	Electrical Engineers, Name: Strobe Electrical Status: Inactive, Location: Unit 7, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
71	Printers, Name: The West London Print Co Ltd Status: Inactive, Location: Unit 1, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
72	Plastic Products - Manufacturers, Name: A & G Plastics Ltd Status: Inactive, Location: Unit 20, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
73	Transformer Manufacturers, Name: Drayton Transformers Ltd Status: Inactive, Location: Unit 21, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
74	Plastic Products - Manufacturers, Name: Knowlton Plastics Status: Inactive, Location: Unit 3, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
75	Pest & Vermin Control, Name: Glendale Pest Control Status: Inactive, Location: Unit 8B, Rainbow Ind Est, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Manually positioned to the address or location.	128m	W
76	Printers, Name: My Repro Status: Inactive, Location: Unit 20, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
77	Road Haulage Services, Name: Uk Trucking Status: Inactive, Location: Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
78	Hydraulic Engineers, Name: Feltham Hydraulic Supplies Status: Inactive, Location: Unit 2, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W

Map ID	Details	Distance	Direction
79	Leather Garments & Products, Name: Smis Enterprises Status: Inactive, Location: Rainbow Ind Est, Trout Rd, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Manually positioned within the geographical locality.	128m	W
80	Car Body Repairs, Name: Connex Body Work Ltd Status: Inactive, Location: Unit 25, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
81	Car Body Repairs, Name: Connex Body Work Status: Inactive, Location: Unit 4, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
82	Precision Engineers, Name: Chalfont Precision Engineering Status: Inactive, Location: Unit 43, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
83	Bags, Belts & Accessories - Manufacturers & Suppliers, Name: Bags Unlimited Status: Inactive, Location: Unit 17, 19, Rainbow Ind Est, Trout Rd, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Manually positioned to the address or location.	128m	W
84	Metal Finishing Services, Name: Seamless Industries Status: Inactive, Location: Unit 8, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Manually positioned to the address or location.	128m	W
85	Freight Forwarders, Name: Swiss Freight Ltd Status: Inactive, Location: Unit 28, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Manually positioned to the address or location.	128m	W
86	Metal Finishing Services, Name: Rainbow Quality Metal Polishing Status: Inactive, Location: Unit 35, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
87	Screen Process Printers, Name: S C Screen Print Status: Inactive, Location: Unit 16, Rainbow Industrial Estate, Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Automatically positioned to the address.	128m	W
88	Road Haulage Services, Name: Bas Logistics Ltd Status: Inactive, Location: Fairfield House, Kirby Estate, Trout Road, West Drayton, Middlesex, UB7 7RU, Positional Accuracy: Automatically positioned to the address.	129m	NW
89	Car Body Repairs, Name: One Autocare Status: Inactive, Location: Unit 4 Rainbow Ind Est, Trout Rd, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Manually positioned to the address or location.	129m	W
90	Waste Disposal Services, Name: Jet Priority Services Status: Inactive, Location: Bentinck Court, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Automatically positioned to the address.	140m	SW

Map ID	Details	Distance	Direction
91	Generators - Sales & Service, Name: Jubilee Power Plant Status: Active, Location: 45, Fairfield Road, WEST DRAYTON, Middlesex, UB7 8EY, Positional Accuracy: Automatically positioned to the address.	153m	E
92	Generators - Sales & Service, Name: Jubilee Enterprises Ltd Status: Inactive, Location: 45, Fairfield Road, West Drayton, Middlesex, UB7 8EY, Positional Accuracy: Automatically positioned to the address.	153m	E
93	Garage Services, Name: T L Autos Status: Inactive, Location: Unit 11, Bentinck Court, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Automatically positioned to the address.	155m	SW
94	Plastics - Machinery & Equipment Manufacturers, Name: Edwil Plastics Machinery Co Status: Inactive, Location: Unit 8, Bentinck Court, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Automatically positioned to the address.	155m	SW
95	Computer Manufacturers, Name: Storm Interface Status: Active, Location: Unit 14, Bentinck Court, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Automatically positioned to the address.	155m	SW
96	Garage Services, Name: Motas Workshop Status: Inactive, Location: Unit 8, Bentinck Court, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Automatically positioned to the address.	155m	SW
97	Garage Services, Name: Matbry Ltd Status: Inactive, Location: Matbry Ltd, Kirby Estate, Trout Road, West Drayton, UB7 7RU, Positional Accuracy: Automatically positioned to the address.	158m	NW
98	Waste Disposal Services, Name: Envirowaste Ltd Status: Inactive, Location: Trout Road, West Drayton, Middlesex, UB7 7SA, Positional Accuracy: Manually positioned within the geographical locality.	160m	W
100	Car Body Repairs, Name: Swan Motors Status: Inactive, Location: Trout Road, West Drayton, Middlesex, UB7 7TG, Positional Accuracy: Automatically positioned to the address.	163m	NW
99	Garage Services, Name: Swan Motors Status: Inactive, Location: Trout Road, WEST DRAYTON, Middlesex, UB7 7TG, Positional Accuracy: Automatically positioned to the address.	163m	NW
101	Electronic Equipment - Manufacturers & Assemblers, Name: Integrated Electronic Systems Ltd Status: Inactive, Location: 11a Global Court, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Manually positioned to the road within the address or location.	165m	SW
102	Printers, Name: G W Chapman & Sons Status: Inactive, Location: Caxton House, Trout Road, West Drayton, Middlesex, UB7 7TQ, Positional Accuracy: Automatically positioned to the address.	177m	NW
103	Bed & Mattress Manufacturers, Name: Tempur Uk Status: Active, Location: Caxton Point, Printing House Lane, Hayes, UB3 1AP, Positional Accuracy: Automatically positioned to the address.	178m	NW

Map ID	Details	Distance	Direction
104	Car Dealers - Used, Name: Grange Carriages Ltd Status: Inactive, Location: 30, Fairfield Road, West Drayton, Middlesex, UB7 8EX, Positional Accuracy: Automatically positioned to the address.	192m	E
105	Car Dealers, Name: Raydale Car Centre Status: Inactive, Location: 30, Fairfield Road, West Drayton, Middlesex, UB7 8EX, Positional Accuracy: Automatically positioned to the address.	192m	E
106	Swimming Pool Contractors, Repairers & Service, Name: Olympic Pools Status: Inactive, Location: Yiewsley Swimming Pool, Otterfield Road, West Drayton, Middlesex, UB7 8PE, Positional Accuracy: Automatically positioned to the address.	196m	NE
107	Rubber & Plastic Products - Manufacturers, Name: I Q L Ltd Status: Inactive, Location: Yiewsley Swimming Pool, Otterfield Road, West Drayton, Middlesex, UB7 8PE, Positional Accuracy: Automatically positioned to the address.	196m	NE
108	Freight Forwarders, Name: Derek Geere Freight Ltd Status: Inactive, Location: Fraxer Works, 71a, Colham Avenue, West Drayton, Middlesex, UB7 8EU, Positional Accuracy: Automatically positioned to the address.	203m	E
109	Freight Forwarders, Name: Specialised Cargo Services Ltd Status: Inactive, Location: Fraxer Works, 71a, Colham Avenue, West Drayton, Middlesex, UB7 8EU, Positional Accuracy: Automatically positioned to the address.	203m	E
110	Car Dealers - Used, Name: J & V Motor Co Status: Inactive, Location: 61 Fairfield Rd, West Drayton, Middlesex, UB7 8EZ, Positional Accuracy: Manually positioned to the address or location.	211m	E
111	Garage Services, Name: Mikes Motors Status: Inactive, Location: 61 Fairfield Rd, West Drayton, Middlesex, UB7 8EZ, Positional Accuracy: Manually positioned to the address or location.	212m	E
112	Garage Services, Name: Patersons Status: Inactive, Location: A, 61, Fairfield Road, West Drayton, Middlesex, UB7 8EZ, Positional Accuracy: Automatically positioned to the address.	213m	E
113	Tyre Dealers, Name: Rapid Fit Status: Active, Location: 61a, Fairfield Road, West Drayton, UB7 8EZ, Positional Accuracy: Automatically positioned to the address.	213m	E
114	Tool Design, Manufacturers & Makers, Name: R J Caraco Status: Inactive, Location: Unit 9, Globe Court, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Manually positioned to the address or location.	214m	S
115	Distribution Services, Name: T I G I (Ireland) Ltd Status: Inactive, Location: Unit 1, Globe House, Bentinck Road, West Drayton, Middlesex, UB7 7RQ, Positional Accuracy: Automatically positioned to the address.	214m	S
116	Precision Engineers, Name: Pulse Developments (England) Ltd Status: Inactive, Location: Trout Road, West Drayton, Middlesex, UB7 7RN, Positional Accuracy: Automatically positioned in the proximity of the address.	220m	NW

Map ID	Details	Distance	Direction
117	Precision Engineers, Name: D R Precision Engineering Status: Inactive, Location: Trout Road, West Drayton, Middlesex, UB7 7RN, Positional Accuracy: Automatically positioned in the proximity of the address.	220m	NW
118	Pharmaceutical Manufacturers & Distributors, Name: Merck Pharmaceutical Status: Inactive, Location: Harrier House, 19-21, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QG, Positional Accuracy: Automatically positioned to the address.	226m	S
119	Road Haulage Services, Name: Popeys Transport Status: Inactive, Location: 65, Colham Avenue, WEST DRAYTON, Middlesex, UB7 8EU, Positional Accuracy: Automatically positioned to the address.	228m	E
120	Car Body Repairs, Name: Car Repairs Status: Inactive, Location: 20a, Otterfield Road, West Drayton, Middlesex, UB7 8PE, Positional Accuracy: Automatically positioned to the address.	229m	NE
121	Garage Services, Name: M Finlayson Status: Inactive, Location: 20a, Otterfield Road, West Drayton, Middlesex, UB7 8PE, Positional Accuracy: Automatically positioned to the address.	229m	NE
122	Printers, Name: Imposing Images Ltd Status: Inactive, Location: Unit 6, Onslow Mills, Trout Road, West Drayton, Middlesex, UB7 7RR, Positional Accuracy: Automatically positioned to the address.	235m	W
123	Printers, Name: Hpc Status: Inactive, Location: Unit 6, Onslow Mills, Trout Road, West Drayton, Middlesex, UB7 7RR, Positional Accuracy: Automatically positioned to the address.	235m	W
124	Aluminium Fabricators, Name: Ridgeway Architectural Glazing Ltd Status: Inactive, Location: Unit 6, Onslow Mills, Trout Road, West Drayton, Middlesex, UB7 7RR, Positional Accuracy: Automatically positioned to the address.	235m	W
125	Car Body Repairs, Name: Chips Away Status: Inactive, Location: Onslow Mills, Trout Road, West Drayton, UB7 7RR, Positional Accuracy: Automatically positioned to the address.	238m	W
126	Mot Testing Centres, Name: J S Auto Centre Status: Active, Location: Onslow Mills, Trout Road, West Drayton, UB7 7RR, Positional Accuracy: Automatically positioned to the address.	238m	W
127	Printers, Name: Uxbridge Press Ltd Status: Inactive, Location: 2-6, Horton Road, West Drayton, Middlesex, UB7 8ED, Positional Accuracy: Automatically positioned to the address.	242m	S
128	Hardware, Name: Tool Selection 4 U Ltd Status: Inactive, Location: 1, Horton Parade, Horton Road, West Drayton, Middlesex, UB7 8EP, Positional Accuracy: Automatically positioned to the address.	244m	S
129	Printers, Name: Impression Status: Inactive, Location: 1, Horton Parade, Horton Road, West Drayton, UB7 8EP, Positional Accuracy: Automatically positioned to the address.	244m	S

Map ID	Details	Distance	Direction
130	Breakdown and Recovery, Name: J Y Recovery Status: Active, Location: 47, Colham Avenue, West Drayton, Middlesex, UB7 8EU, Positional Accuracy: Automatically positioned to the address.	245m	E
131	Printers - Glass, Metal, Plastics Etc., Name: Impression Uk Status: Active, Location: Horton Parade, Horton Road, West Drayton, UB7 8EN, Positional Accuracy: Automatically positioned to the address.	245m	S
132	Recycling Centres, Name: R E G (Uk) Status: Inactive, Location: Continental House, 191, High Street, Yiewsley, West Drayton, Middlesex, UB7 7XW, Positional Accuracy: Automatically positioned to the address.	248m	NW
133	Tyre Manufacturers & Distributors, Name: Continental Tyres Status: Active, Location: Continental House, 191, High Street, Yiewsley, West Drayton, UB7 7XW, Positional Accuracy: Automatically positioned to the address.	248m	NW
134	Air Compressors, Name: Camair Status: Inactive, Location: 10, Horton Road, West Drayton, Middlesex, UB7 8EA, Positional Accuracy: Automatically positioned to the address.	249m	SE
135	Petrol Filling Stations - 24 Hour, Name: Falling Lane Service Station Status: Inactive, Location: Falling La, West Drayton, Middlesex, UB7 8AA, Positional Accuracy: Manually positioned to the address or location.	265m	N
136	Petrol Filling Stations, Name: Total Status: Inactive, Location: Falling La, West Drayton, Middlesex, UB7 8AA, Positional Accuracy: Manually positioned to the address or location.	265m	N
137	Garage Equipment, Name: Brover & Co Status: Inactive, Location: Padcroft Works, Tavistock Road, West Drayton, Middlesex, UB7 7QX, Positional Accuracy: Automatically positioned to the address.	268m	S
138	Print Finishers, Name: B & S Showcards Status: Inactive, Location: Padcroft Works, Tavistock Rd, West Drayton, Middlesex, UB7 7QX, Positional Accuracy: Automatically positioned to the address.	269m	S
139	Dairies, Name: Unigate Dairies Crest Ltd Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QX, Positional Accuracy: Automatically positioned to the address.	278m	S
140	Mechanical Engineers, Name: Hygienic Environmental Engineering Services Status: Inactive, Location: Chantry House, 2, Chantry Close, West Drayton, Middlesex, UB7 7QS, Positional Accuracy: Automatically positioned to the address.	278m	NW
141	Precision Engineers, Name: R H Jones Status: Inactive, Location: 4, Trout Road, West Drayton, Middlesex, UB7 7RN, Positional Accuracy: Automatically positioned to the address.	285m	NW
142	Commercial Cleaning Services, Name: Crystal Cleaning Co Status: Inactive, Location: Bignell House, Horton Parade, Horton Road, West Drayton, Middlesex, UB7 8EP, Positional Accuracy: Automatically positioned to the address.	292m	S
143	Cleaning Services - Commercial, Name: Crystal Cleaning Enterprise Ltd Status: Inactive, Location: Horton Parade, West Drayton, Middlesex, UB7 8EJ, Positional Accuracy: Automatically positioned to the address.	292m	S

Map ID	Details	Distance	Direction
144	Air Compressors, Name: Camair Status: Inactive, Location: Horton Parade, West Drayton, Middlesex, UB7 8EJ, Positional Accuracy: Automatically positioned to the address.	292m	S
145	Car Dealers - Used, Name: F L C Status: Active, Location: Falling Ia, West Drayton, Middlesex, UB7 8AA, Positional Accuracy: Manually positioned within the geographical locality.	292m	N
146	Lithographic Plate Makers, Name: Ultimate Print Solutions Ltd Status: Active, Location: Bignell House, Horton Parade, Horton Road, WEST DRAYTON, Middlesex, UB7 8EP, Positional Accuracy: Automatically positioned to the address.	292m	S
147	Distribution Services, Name: Comag Status: Active, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QE, Positional Accuracy: Automatically positioned to the address.	295m	SW
148	Distribution Services, Name: Cosmopolitan Magazine Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QE, Positional Accuracy: Automatically positioned to the address.	295m	SW
149	Distribution Services, Name: She Magazine Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QE, Positional Accuracy: Automatically positioned to the address.	295m	SW
150	Distribution Services, Name: Harpers & Queen Magazine Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QE, Positional Accuracy: Automatically positioned to the address.	295m	SW
151	Distribution Services, Name: Connoisseur Magazine Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QE, Positional Accuracy: Automatically positioned to the address.	295m	SW
152	Distribution Services, Name: Comag Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QE, Positional Accuracy: Automatically positioned to the address.	295m	SW
153	Garage Services, Name: H & T Salvage Repairs Status: Inactive, Location: Tavistock Works, Tavistock Road, West Drayton, UB7 7QX, Positional Accuracy: Automatically positioned to the address.	296m	SW
154	Air Conditioning & Refrigeration Contractors, Name: N G Engineering Solutions Limited Status: Inactive, Location: 9a, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QG, Positional Accuracy: Automatically positioned to the address.	300m	S
155	Washing Machines - Servicing & Repairs, Name: Wash Vac & Tumble Status: Active, Location: 1, Tavistock Road, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Automatically positioned to the address.	310m	S
156	Boilers - Servicing, Replacements & Repairs, Name: A D G Plumbing & Heating Services Status: Inactive, Location: 30, Tavistock Road, West Drayton, Middlesex, UB7 7QZ, Positional Accuracy: Automatically positioned to the address.	313m	SW
157	Waste Merchants, Name: F J L Recycling Status: Active, Location: Unit 28 Euro Storage Yard, Tavistock Road, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned within the geographical locality.	313m	S

Map ID	Details	Distance	Direction
158	Screen Process Printers, Name: Gofers Printing Co Status: Inactive, Location: Colham House, 18a, Colham Avenue, West Drayton, Middlesex, UB7 8HF, Positional Accuracy: Automatically positioned to the address.	314m	SE
159	Commercial Vehicle Bodybuilders & Repairers, Name: J & C Garages Status: Inactive, Location: Tavistock Rd, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned within the geographical locality.	314m	S
160	Conveyors & Conveyor Belts, Name: Thames Valley Vulcanising Services Status: Inactive, Location: Tavistock Rd, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned within the geographical locality.	314m	S
161	Printers, Name: Kingsway Press Ltd Status: Inactive, Location: Horton Parade, Horton Road, West Drayton, Middlesex, UB7 8EN, Positional Accuracy: Automatically positioned to the address.	319m	SE
162	Metal Products - Fabricated, Name: C M F Status: Inactive, Location: 26-36 Horton Road, West Drayton, Middlesex, UB7 8JE, Positional Accuracy: Automatically positioned to the address.	324m	SE
163	Dairies, Name: Chahal Dairy Ltd Status: Inactive, Location: Tavistock Rd, West Drayton, Middlesex, UB7 7QX, Positional Accuracy: Manually positioned to the road within the address or location.	330m	SW
164	Waste Disposal Services, Name: Dig It Or Skip It Status: Inactive, Location: The Cole Depo, Taverstock Road, West Drayton, Middlesex, UB7 7SH, Positional Accuracy: Manually positioned to the road within the address or location.	331m	SW
165	Road Haulage Services, Name: Bucks Transport Services Ltd Status: Inactive, Location: Tavistock Rd, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned to the road within the address or location.	333m	S
166	Builders' Merchants, Name: Langley Building Supplies Ltd Status: Inactive, Location: The Old Coalyard, Tavistock Rd, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned to the road within the address or location.	335m	S
167	Commercial Vehicle Bodybuilders & Repairers, Name: A E M Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7SH, Positional Accuracy: Manually positioned to the road within the address or location.	335m	SW
168	Conveyors & Conveyor Belts, Name: Thames Valley Vulcanising Services Status: Inactive, Location: Care Of Celtic Energy, Tavistock Rd, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned to the road within the address or location.	336m	SW
169	Coal Companies, Name: West Drayton Coal Depot Status: Inactive, Location: Tavistock Road, West Drayton, Middlesex, UB7 7QU, Positional Accuracy: Automatically positioned to the address.	337m	S
170	Breakdown and Recovery, Name: For Your Recovery Only Status: Inactive, Location: 1, Station Approach, West Drayton, Middlesex, UB7 9DY, Positional Accuracy: Automatically positioned to the address.	343m	S

Map ID	Details	Distance	Direction
171	Central Heating Supplies & Equipment, Name: Siebe Climate Controls Ltd Status: Inactive, Location: Chantry Works, Chantry Close, West Drayton, Middlesex, UB7 7SP, Positional Accuracy: Automatically positioned to the address.	347m	NW
172	Car Dealers, Name: Bristan Motor Sales Status: Inactive, Location: Colham Mill Road, West Drayton, Middlesex, UB7 7AE, Positional Accuracy: Automatically positioned to the address.	381m	S
173	Commercial Cleaning Services, Name: Premier Clean Status: Inactive, Location: Bristan House, Colham Mill Road, West Drayton, Middlesex, UB7 7AE, Positional Accuracy: Automatically positioned to the address.	381m	S
174	Ironing & Home Laundry Services, Name: Tailored Home Services England Ltd Status: Active, Location: 23, Gordon Road, West Drayton, Middlesex, UB7 8AH, Positional Accuracy: Automatically positioned to the address.	382m	N
175	Commercial Cleaning Services, Name: A & G Cleaning Status: Inactive, Location: 10, Edgar Road, West Drayton, Middlesex, UB7 8HW, Positional Accuracy: Automatically positioned to the address.	386m	E
176	Mot Testing Centres, Name: B A Motors Status: Inactive, Location: 2a, Edgar Road, West Drayton, Middlesex, UB7 8HW, Positional Accuracy: Automatically positioned to the address.	395m	E
177	Petrol Filling Stations - 24 Hour, Name: Shell (Uk) Ltd Status: Inactive, Location: 209, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QP, Positional Accuracy: Manually positioned to the address or location.	403m	NW
178	Pest & Vermin Control, Name: Immediate Pest Control Status: Inactive, Location: Meadow Cottage, Trout Road, West Drayton, Middlesex, UB7 7RT, Positional Accuracy: Automatically positioned to the address.	404m	W
179	Car Engine Tuning & Diagnostic Services, Name: Heathrow Automotive Centre Status: Inactive, Location: Meadow Cottage, Trout Road, West Drayton, Middlesex, UB7 7RT, Positional Accuracy: Automatically positioned to the address.	404m	W
180	Commercial Vehicle Servicing, Repairs, Parts & Accessories, Name: Luke'S Kingdom Status: Inactive, Location: Meadow Cottage, Trout Road, West Drayton, Middlesex, UB7 7RT, Positional Accuracy: Automatically positioned to the address.	404m	W
181	Road Haulage Services, Name: Towerways Ltd Status: Inactive, Location: Meadow Cottage, Trout Road, West Drayton, Middlesex, UB7 7RT, Positional Accuracy: Automatically positioned to the address.	404m	W
182	Garage Services, Name: Abc Cars Status: Inactive, Location: Meadow Cottage, Trout Road, West Drayton, Middlesex, UB7 7RT, Positional Accuracy: Automatically positioned to the address.	404m	W

Map ID	Details	Distance	Direction
183	Ironing & Home Laundry Services, Name: The Ironing Shop Status: Inactive, Location: 3 Station Rd, West Drayton, Middlesex, UB7 7BT, Positional Accuracy: Manually positioned to the road within the address or location.	405m	S
184	Car Body Repairs, Name: J Norman Status: Active, Location: The Walnut Plant Yard, Trout Road, West Drayton, UB7 7RS, Positional Accuracy: Automatically positioned to the address.	407m	W
185	Garage Services, Name: Auto Service Centre Status: Active, Location: West Drayton, UB7 7RT, Positional Accuracy: Automatically positioned to the address.	410m	W
186	Petrol Filling Stations, Name: Shell Yiewsley Status: Active, Location: 209, High Street, Yiewsley, West Drayton, UB7 7QP, Positional Accuracy: Automatically positioned to the address.	413m	NW
187	Generators - Sales & Service, Name: Standby Power Ltd Status: Inactive, Location: 3 Station Rd, West Drayton, Middlesex, UB7 7BT, Positional Accuracy: Manually positioned to the road within the address or location.	415m	S
188	Photocopiers, Name: Rpl Business Systems Plc Status: Inactive, Location: R P L House, 215, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QP, Positional Accuracy: Automatically positioned in the proximity of the address.	418m	NW
189	Copying & Duplicating Services, Name: Uk Copiers Online Ltd Status: Inactive, Location: Kitchener House, Warwick Road, West Drayton, Middlesex, UB7 9BS, Positional Accuracy: Manually positioned to the address or location.	421m	S
190	Garage Services, Name: New Life Autos Status: Inactive, Location: Kitchener House, Warwick Road, West Drayton, Middlesex, UB7 9BS, Positional Accuracy: Manually positioned to the address or location.	421m	S
191	Exhaust & Shock Absorber Centres, Name: Bigs Wheels Mobile Service Status: Inactive, Location: Unit 2, Kitchener House, Warwick Rd, West Drayton, Middlesex, UB7 9BS, Positional Accuracy: Manually positioned to the address or location.	421m	S
192	Car Body Repairs, Name: Autobody Status: Inactive, Location: Unit 1, Trout Rd, West Drayton, Middlesex, UB7 7RT, Positional Accuracy: Manually positioned to the road within the address or location.	426m	W
193	Car Body Repairs, Name: Hillingdon Auto'S Status: Inactive, Location: The Walnuts, Trout Road, West Drayton, Middlesex, UB7 7RS, Positional Accuracy: Automatically positioned to the address.	429m	W
194	Garage Services, Name: Walnuts Car Centre Status: Inactive, Location: The Walnuts, Trout Road, West Drayton, Middlesex, UB7 7RS, Positional Accuracy: Automatically positioned to the address.	429m	W
195	Window Tinting, Name: Libertywrapz Status: Active, Location: The Walnuts, Trout Road, West Drayton, UB7 7RS, Positional Accuracy: Automatically positioned to the address.	430m	W

Map ID	Details	Distance	Direction
196	Cleaning Services - Commercial, Name: Antigrime Status: Inactive, Location: West Drayton Coal Depot, Tavistock Road, West Drayton, Middlesex, UB7 7SH, Positional Accuracy: Automatically positioned to the address.	431m	SW
197	Coal & Smokeless Fuel Merchants & Distributors, Name: Cpl Distribution Status: Inactive, Location: West Drayton Coal Depot, Tavistock Road, West Drayton, Middlesex, UB7 7SH, Positional Accuracy: Automatically positioned to the address.	431m	SW
198	Commercial Vehicle Servicing, Repairs, Parts & Accessories, Name: Canopy Repairs Ltd Status: Active, Location: West Drayton Coal Depot, Tavistock Road, West Drayton, UB7 7TL, Positional Accuracy: Automatically positioned to the address.	432m	SW
199	Road Haulage Services, Name: I Atkins Ltd Status: Inactive, Location: Marshalls Yard, Trout Road, West Drayton, Middlesex, UB7 7RS, Positional Accuracy: Automatically positioned to the address.	432m	W
200	Mot Testing Centres, Name: Custom Werks Status: Active, Location: Marshalls Yard, Trout Road, West Drayton, Middlesex, UB7 7RS, Positional Accuracy: Automatically positioned to the address.	432m	W
201	Road Haulage Services, Name: Fernley Transport Status: Active, Location: Marshalls Yard, Trout Road, West Drayton, UB7 7RS, Positional Accuracy: Automatically positioned to the address.	433m	W
202	Copying & Duplicating Services, Name: Calprint Ltd Status: Inactive, Location: 11, Warwick Road, West Drayton, Middlesex, UB7 9BT, Positional Accuracy: Automatically positioned to the address.	434m	S
203	Printers, Name: Original Copy Centre Status: Active, Location: 12, Station Road, West Drayton, Middlesex, UB7 7BY, Positional Accuracy: Automatically positioned to the address.	438m	S
204	Copying & Duplicating Services, Name: Original Copy Centre Status: Inactive, Location: 12, Station Road, West Drayton, Middlesex, UB7 7BY, Positional Accuracy: Automatically positioned to the address.	438m	S
205	Car Body Repairs, Name: D & B Crash Repairs Status: Inactive, Location: 217, High Street, Yiewsley, West Drayton, Middlesex, UB7 7GN, Positional Accuracy: Manually positioned to the address or location.	453m	NW
206	Car Body Repairs, Name: D & B Crash Repairs Status: Active, Location: 217, High Street, Yiewsley, West Drayton, UB7 7GN, Positional Accuracy: Automatically positioned to the address.	453m	NW
207	Car Body Repairs, Name: M B Repairs Ltd Status: Active, Location: Unit 1 Onslow Mills Trout Road, West Drayton, Middlesex, UB7 7XT, Positional Accuracy: Manually positioned to the road within the address or location.	453m	W
208	Garage Services, Name: New Look Autos Ltd Status: Active, Location: Yard 1a Trout Road, West Drayton, Middlesex, UB7 7SN, Positional Accuracy: Manually positioned within the geographical locality.	454m	W

Map ID	Details	Distance	Direction
209	Air Conditioning Equipment & Systems, Name: Portable Air Conditioning Solutions Ltd Status: Inactive, Location: 10, Warwick Road, West Drayton, Middlesex, UB7 9BZ, Positional Accuracy: Automatically positioned to the address.	463m	S
210	Firework Stockists, Name: Gees Firework Factory Status: Inactive, Location: 21, Station Road, West Drayton, Middlesex, UB7 7BT, Positional Accuracy: Automatically positioned to the address.	473m	S
211	Road Haulage Services, Name: Bucks Transport Services Status: Inactive, Location: The Old Coal Depot, Tavistock Road, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned to the address or location.	475m	SW
212	Pallets, Crates & Packing Cases, Name: West London Pallets Ltd Status: Inactive, Location: The Old Coal Depot, Tavistock Road, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned to the address or location.	475m	SW
213	Waste Disposal Services, Name: T Powell & Son Status: Inactive, Location: The Old Coal Depot, Tavistock Road, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned to the address or location.	475m	SW
214	Crane Hire, Sales & Service, Name: Baldwins Crane Hire Status: Inactive, Location: The Old Coal Depot, Tavistock Rd, West Drayton, Middlesex, UB7 7QT, Positional Accuracy: Manually positioned to the address or location.	476m	SW
Fuel Station Entries			
215	Name: Falling Lane Service Station, Location: 209 High Street, Falling Lane, Yiewsley, HILLINGDON, Middlesex, UB7 7QP, Brand: Obsolete, Premises Type: Not Applicable, Status: Obsolete, Positional Accuracy: Manually positioned to the address or location.	403m	NW
216	Name: Shell Yiewsley, Location: 209, High Street, Yiewsley, West Drayton, Middlesex, UB7 7QP, Brand: SHELL, Premises Type: Petrol Station, Status: Open, Positional Accuracy: Manually positioned to the address or location.	413m	NW
Other Features			
Telecommunication Base Stations			
217	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	282m	S
218	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	286m	S
219	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	286m	S
220	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	286m	S
221	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	291m	S
222	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	338m	S

Historical Land Use

Details	Distance	Direction
Historical Potentially Contaminative Uses		
Historical Tanks and Energy Facilities		
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	44m	NE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	93m	NW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	120m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1964.	121m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	166m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	168m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	193m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	247m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	256m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968.	268m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	269m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	269m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	278m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	292m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	330m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968.	330m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	331m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	344m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	344m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	348m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	370m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	384m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	386m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	392m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1965.	399m	S
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1966.	399m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	400m	NW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	401m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1964 - 1971.	403m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	428m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	481m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1978.	492m	SE
Potentially Infilled Land		
Potentially Infilled Land (Non-Water)		
Description: Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990.	51m	E
Description: Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990.	307m	NE
Description: Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990.	398m	S
Potentially Infilled Land (Water)		
Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1932.	127m	SW

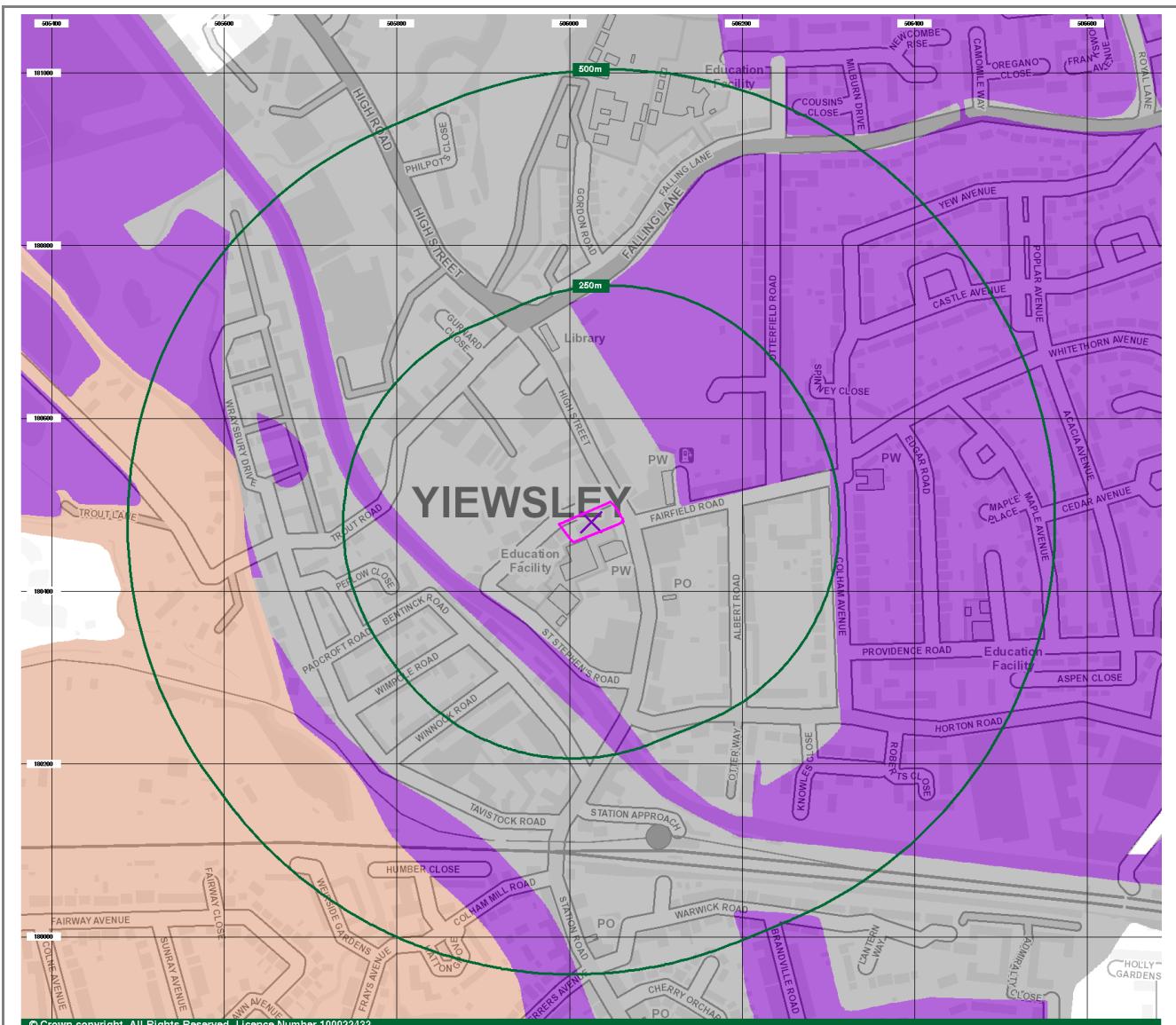
Details	Distance	Direction
Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900.	233m	E
Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900.	257m	SE

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report.

Scale	Map Sheet	Published Date
1:2,500	Middlesex 014_12	1878
1:2,500	Buckinghamshire 057_01	1880
1:2,500	Middlesex 014_11	1885
1:2,500	Middlesex 014_12	1895
1:2,500	Middlesex 014_11	1896
1:2,500	Buckinghamshire 057_01	1899
1:2,500	Middlesex 014_11	1914
1:2,500	Middlesex 014_12	1914
1:2,500	Buckinghamshire 057_01	1932
1:2,500	Middlesex 014_11	1934
1:2,500	Middlesex 014_12	1935
1:2,500	National Grid TQ0680	1966
1:2,500	National Grid TQ0580	1970
1:10,560	Buckinghamshire 054_00	1881
1:10,560	Buckinghamshire 057_00	1881
1:10,560	Middlesex 014_NE	1897
1:10,560	Middlesex 014_SE	1897
1:10,560	Buckinghamshire 054_SW	1900
1:10,560	Buckinghamshire 057_NW	1900
1:10,560	Middlesex 014_NE	1920
1:10,560	Middlesex 014_SE	1920
1:10,560	Buckinghamshire 054_SW	1932
1:10,560	Buckinghamshire 057_NW	1932
1:10,560	Middlesex 014_NE	1934
1:10,560	Middlesex 014_SE	1934
1:10,560	National Grid TQ07NE	1960
1:10,560	National Grid TQ08SE	1960
1:10,560	National Grid TQ08SW	1960
1:10,560	National Grid TQ07NE	1965
1:10,560	National Grid TQ08SE	1970
1:10,560	National Grid TQ07NE	1970
1:10,000	National Grid TQ08SW	1974
1:10,000	National Grid TQ07NE	1975
1:10,000	National Grid TQ08SE	1977
1:10,000	National Grid TQ08SW	1988
1:10,000	National Grid TQ07NE	1989

Scale	Map Sheet	Published Date
1:10,000	National Grid TQ08SE	1990
1:10,000	National Grid TQ07NE	2014
1:10,000	National Grid TQ08SE	2014
1:10,000	National Grid TQ08SW	2014
1:1,250	National Grid TQ0580NE	1964
1:1,250	National Grid TQ0580SE	1964
1:1,250	National Grid TQ0680NW	1965
1:1,250	National Grid TQ0680SW	1965
1:1,250	National Grid TQ0580SE	1968
1:1,250	National Grid TQ0580NE	1971
1:1,250	National Grid TQ0680NW	1973
1:1,250	National Grid TQ0580NE	1975
1:1,250	National Grid TQ0680NW	1975
1:1,250	National Grid TQ0580NE	1992
1:1,250	National Grid TQ0580SE	1992
1:1,250	National Grid TQ0680NW	1992
1:1,250	National Grid TQ0680SW	1992
1:1,250	National Grid TQ0580SE	1964
1:1,250	National Grid TQ0580NE	1977
1:1,250	National Grid TQ0680SW	1977
1:1,250	National Grid TQ0680NW	1986
1:1,250	National Grid TQ0580SE	1977
1:1,250	National Grid TQ0580NE	1986
1:1,250	National Grid TQ0680SW	1986
1:1,250	National Grid TQ0680NW	1987
1:1,250	National Grid TQ0580SE	1987
1:1,250	National Grid TQ0680SW	1990

Aquifer Designation (Superficial)



Aquifer Designations

- Site Boundary
- Search Buffer
- Bearing Reference Point

Principal Aquifer

Secondary A Aquifer

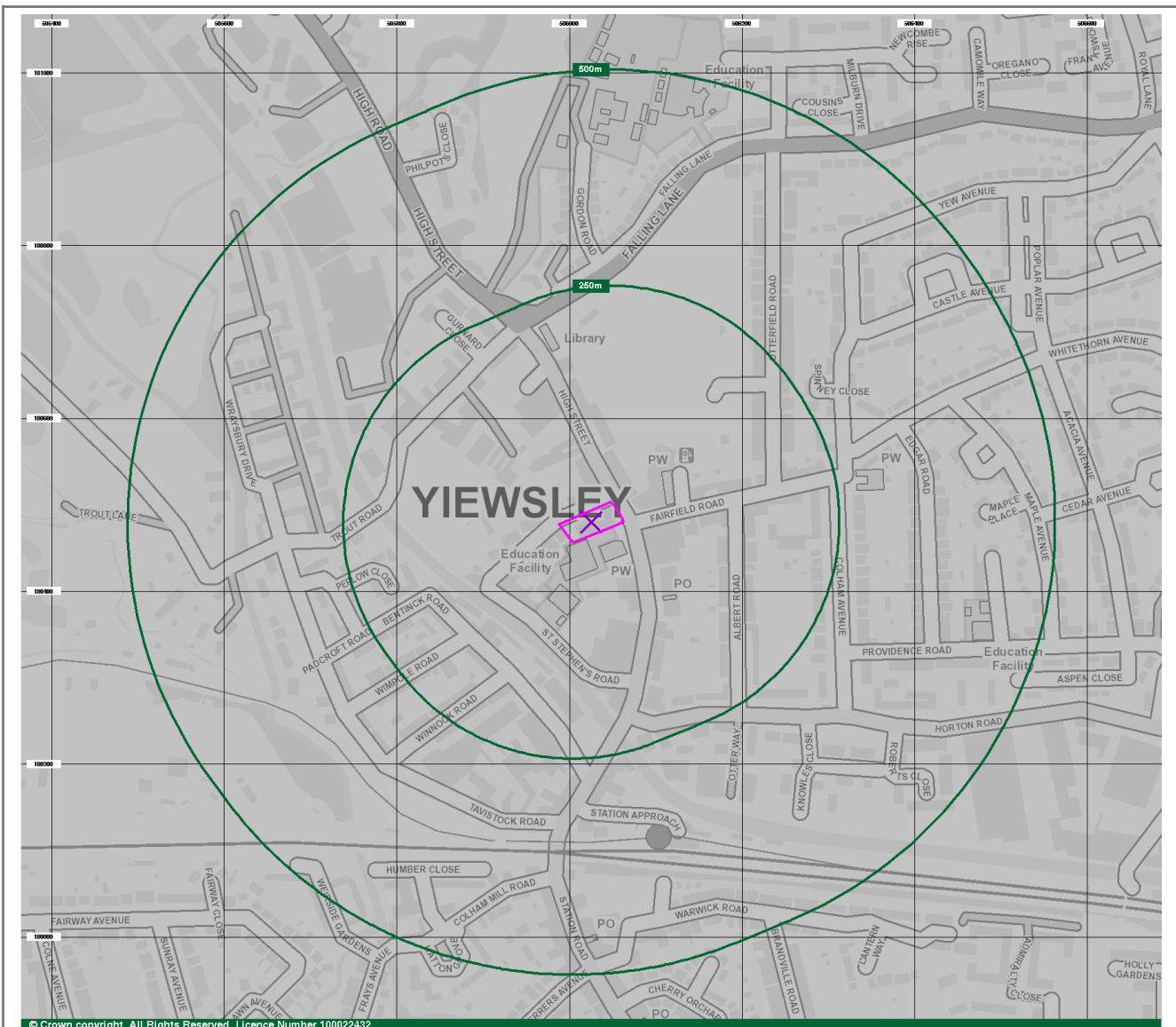
Secondary B Aquifer

Secondary Undifferentiated

Unproductive Strata

Unknown

Aquifer Designation (Bedrock)



Aquifer Designations

Site Boundary	Principal Aquifer
Search Buffer	Secondary A Aquifer
Bearing Reference Point	Secondary B Aquifer
N	Secondary Undifferentiated
	Unproductive Strata
	Unknown

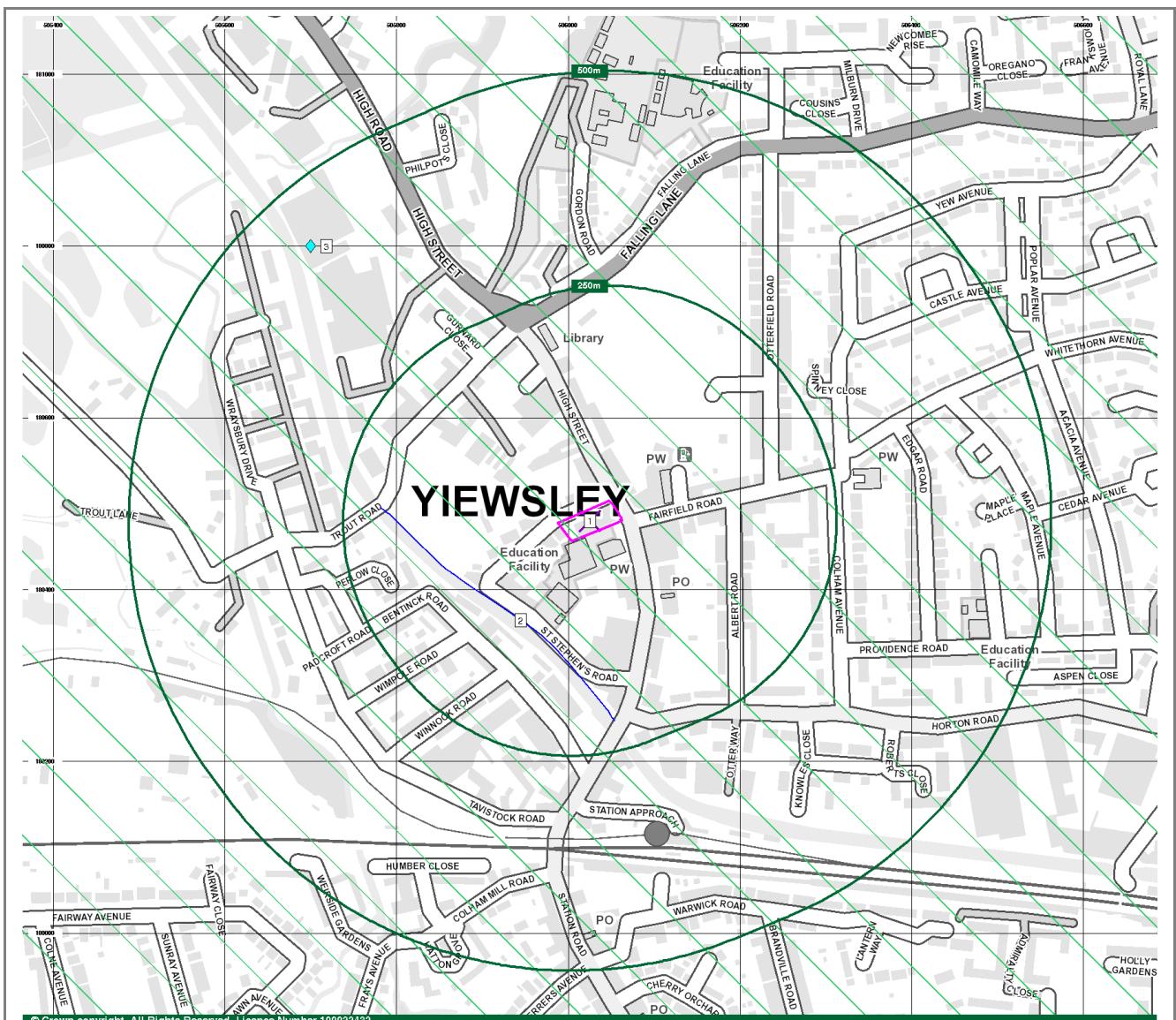
Groundwater Vulnerability

Map ID	Details	Distance	Direction
<h3>Hydrogeology</h3>			
Superficial Aquifer Designations			
	Unproductive Strata	On Site	-
	The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.		
	Principal Aquifer	67m	E
	These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.		
	Unproductive Strata	142m	SW
	The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.		
	Principal Aquifer	297m	W
	These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.		
	Principal Aquifer	342m	SW
	These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.		
	Principal Aquifer	349m	W
	These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.		
	Secondary Aquifer - A	358m	W
	These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.		
	Unproductive Strata	457m	S
	The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.		
	Principal Aquifer	457m	S
	These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.		
	Secondary Aquifer - A	466m	S
	These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.		
	Principal Aquifer	466m	S
	These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.		

Map ID	Details	Distance	Direction
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	486m	W
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	496m	S
Bedrock Aquifer Designations			
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	On Site	-
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	457m	S
Groundwater Vulnerability			
	Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 39 West London.	On Site	-
Geology			
Low Permeability Drift Deposits			
	Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Map Sheet: Sheet 39 West London, Scale: 1:100,000.	On Site	-
BGS 1:50,000 Bedrock Geology			
	LEX Code: LC, Rock Name: London Clay Formation, Rock Type: Clay, Silt and Sand, Min Age: Eocene, Max Age: Eocene.	On Site	-
	LEX Code: LC, Rock Name: London Clay Formation, Rock Type: Clay, Silt and Sand, Min Age: Eocene, Max Age: Eocene.	45m	S
BGS 1:50,000 Superficial Deposits			
	LEX Code: LASI, Rock Name: Langley Silt Member, Rock Type: Clay and Silt, Min Age: Devensian, Max Age: Devensian.	On Site	-
	LEX Code: LASI, Rock Name: Langley Silt Member, Rock Type: Clay and Silt, Min Age: Devensian, Max Age: Devensian.	45m	S
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Wolstonian, Max Age: Wolstonian.	67m	E
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Wolstonian, Max Age: Wolstonian.	107m	SW
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Wolstonian, Max Age: Wolstonian.	126m	SW
	LEX Code: LASI, Rock Name: Langley Silt Member, Rock Type: Clay and Silt, Min Age: Devensian, Max Age: Devensian.	142m	SW
	LEX Code: LASI, Rock Name: Langley Silt Member, Rock Type: Clay and Silt, Min Age: Devensian, Max Age: Devensian.	160m	W
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Wolstonian, Max Age: Wolstonian.	297m	W

Map ID	Details	Distance	Direction
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Wolstonian, Max Age: Wolstonian.	342m	SW
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Wolstonian, Max Age: Wolstonian.	349m	W
	LEX Code: ALV, Rock Name: Alluvium, Rock Type: Clay, Silt, Sand and Gravel, Min Age: Flandrian, Max Age: Flandrian.	358m	W
	LEX Code: ALV, Rock Name: Alluvium, Rock Type: Clay, Silt, Sand and Gravel, Min Age: Flandrian, Max Age: Flandrian.	361m	W
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Wolstonian, Max Age: Wolstonian.	466m	S
	LEX Code: SHGR, Rock Name: Shepperton Gravel Member, Rock Type: Sand and Gravel, Min Age: Devensian, Max Age: Devensian.	486m	W
BGS 1:50,000 Geological Mapping Coverage			
	Map Sheet No: 255, MapName: Beaconsfield, Map Date: 2005, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-
	Map Sheet No: 269, MapName: Windsor, Map Date: 1999, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	45m	S
BGS 1:625,000 Solid Geology			
	Description: Thames Group.	On Site	-

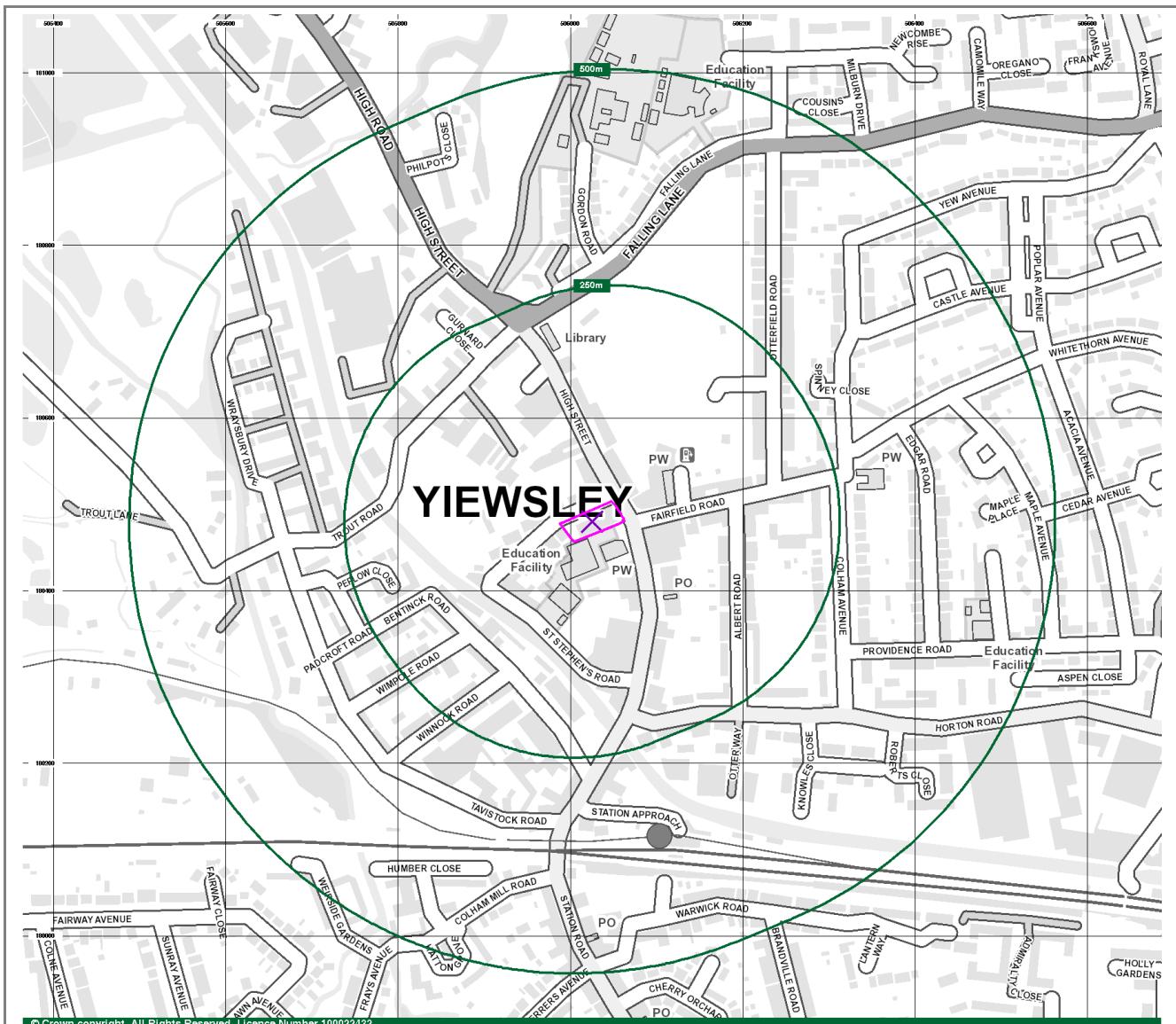
Environmentally Sensitive Features



Sensitive Land Uses

□ Site Boundary □ Search Buffer × Bearing Reference Point N □ Area of Outstanding Natural Beauty □ Environmentally Sensitive Area □ Forest Park	■ Local Nature Reserve ■ Marine Nature Reserve ■ National Nature Reserve □ National Park ■ National Scenic Area ■ Nitrate Sensitive Area ■ Nitrate Vulnerable Zone	□ Ramsar Site — Nearest Surface Water Feature ■ Site of Special Scientific Interest ■ Special Area of Conservation ■ Special Protection Area ◆ Water Abstraction +/- Historical Flood Liability
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Source Protection Zones



Source Protection Zones

Site Boundary

Search Buffer

Bearing Reference Point



Source Protection Zone I

Source Protection Zone II

Source Protection Zone III

Zone of Special Interest

Source Protection Zone Borehole

Environmentally Sensitive Features

Map ID	Details	Distance	Direction
Environmentally Sensitive Features			
Nitrate Vulnerable Zones			
1	Name: , Description: Surface Water, Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA).	On Site	-
River Quality Biology Sampling Points			
	Name: Frays River, Reach: Pinn To Colne, Estimated Distance: 2.00, Positional Accuracy: Located by supplier to within 10m, GQA Grade: River Quality Biology GQA Grade B - Good, Year: 1990.	401m	W
Nearest Surface Water Feature			
2	Surface water feature identified in proximity.	110m	SW
Water Abstractions			
3	Operator: British Waterways, Licence Number: 28/39/28/0352, Permit Version: Not Supplied, Location: Middx Oil & Chemical Works, Authority: Environment Agency, Thames Region, Abstraction: Cooling, Abstraction Type: Not Supplied, Source: River/Stream Intake, Daily Rate(m ³): 455, Yearly Rate (m ³): 157291, Not Supplied, Authorised Start: Not Supplied, Authorised End: Not Supplied, Permit Start Date: Not Supplied, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	432m	NW
Source Protection Zones			
	None		

Natural and Mining Related Hazards

Map ID	Details	Distance	Direction
Subsidence			
Collapsible Ground Stability Hazards			
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	142m	SW
Compressible Ground Stability Hazards			
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
Ground Dissolution Stability Hazards			
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
Landslide Ground Stability Hazards			
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
Running Sand Ground Stability Hazards			
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	67m	E
Shrinking or Swelling Clay Subsidence Hazards			
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	142m	SW
Non-Coal Mining Hazards			
	No Hazard.		
Radon			
Radon Potential			
	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)..		
Radon Protective Measures			
	None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
Mining			
Brine Compensation Areas			
	None.		
Coal Mining Affected Areas			
	In an area which may not be affected by coal mining.		
BGS Recorded Mineral Sites			

Map ID	Details	Distance	Direction
40	Site Name: Yiewsley Gravel Pit, Site Location: Yiewsley, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 19708, Type: Opencast, Status: Ceased, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Lynch Hill Gravel Member, Maidenhead Formation (River Thames Gravel), Commodity: Sand and Gravel, Positional Accuracy: Located by supplier to within 10m.	361m	NE
41	Site Name: Yiewsley Brickfields, Site Location: Falling Lane, Yiewsley, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 19702, Type: Opencast, Status: Ceased, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Langley Silt Formation, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	362m	NE
42	Site Name: Rooks Farm Gravel Pit, Site Location: West Drayton, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 79048, Type: Opencast, Status: Ceased, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Langley Silt Member, Commodity: Sand and Gravel, Positional Accuracy: Located by supplier to within 10m.	466m	S

Appendix 2 – Report Methodology, Limitations and Reliance

Reliance

AEL has prepared this Phase One Environmental Assessment with all reasonable skill, care and diligence within the terms and conditions for Environmental Consultancy Services September 2011. This report has been prepared solely and exclusively for [Kirk House]. If reliance on this report is required by a third party, this may be arranged for an agreed fee.

The assessment has been carried out with due regard to industry guidelines including the Contaminated Land Guidance documents issued by the Department for Environment, Food and Rural Affairs (and its Predecessors), the British Standards Institute (the BSI), the Royal Institution of Chartered Surveyors (RICS). The methods used follow a risk-based approach, with the potential environmental risk assessed qualitatively using the 'contaminant-pathway-receptor pollutant linkage' concept introduced in the Environmental Protection Act 1990.

Report Methodology and Limitations

The evaluations and recommendations presented within this report are based only on the examination of available historical maps, directories, environmental records, discussions with regulatory bodies, and any previous reports made available to AEL. No intrusive surveys or environmental sampling was conducted as part of this study. AEL accepts no responsibility for the accuracy or completeness of third party data reviewed within this assessment. Copies of the third party data used in this report can be provided upon request (subject to any copyright limitations).

Where budget estimates have been provided, the figures have been identified on the basis of documentation gathered on the Site and discussions with Site management. AEL is unable to warrant the accuracy of these figures and you are recommended to seek appropriate quotations where reliance on a budget estimate is required.

The scope of this report does not include an assessment of the presence of asbestos containing materials within or below buildings at the Site. However if the presence of asbestos is known or suspected, recommendations will be provided to develop an asbestos management plan to comply with current regulations and additional survey/sampling works may then be required.

The conclusions of this study are not necessarily indicative of future conditions or operating practices at or adjacent to the Site.

The liabilities for contaminated land in England and Wales are primarily set out under Part 2A of the Environmental Protection Act 1990, although in certain circumstances action may also be taken under the Water Resources Act 1991. Where re/development is taking place then any necessary remediation is carried out under the statutory planning regime. The main policy document is the National Planning Policy Framework (NPPF) March 2012 which sets out the principles that local planning authorities should follow when determining planning applications for contaminated or potentially contaminated land. The key paragraphs for contamination are 120 and 121 which read:

'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner' (Para 120) 'after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990' (Para 121).

More detailed guidance is provided in Planning Practice Guidance – Land Affected by Contamination (6 March 2014). The legislation that is relevant to the remediation of contaminated land (Part 2A of the Environmental Protection Act 1990, the Water Resources Act 1991 and the relevant provisions of the statutory planning regime) are referred to here as Relevant Legislation.

The interpretation of the wording "significant risk" within the context of exiting legislation is based on the following:

"Significant harm is being caused or there is a significant possibility of such harm being caused, (where harm is defined as harm to health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property); and / or, pollution of Controlled Waters is being caused".

AEL's assessment of risk and environmental liability under the Relevant Legislation is thus based upon the principle of determining the presence of a potential contaminant-pathway-receptor relationship. Where a 'contaminant' is a source of contamination, a 'pathway' a medium through which the contamination can mobilise and 'a receptor' something that could be detrimentally affected by the contamination. Where each of these elements is present, it is considered that a potential contaminant linkage exists at the Site.

A Site will be assessed by AEL, based on the risk of there being contaminative substances present in, under or on the Site (excluding asbestos containing materials, lead based paints, invasive plant species or mould infestations) such that, on the basis of its proposed use, there is a reasonable likelihood of a Local Planning Authority requiring the remediation of the Site to the requirements of Para 121 of the NPPF.

Glossary of Terms

BS1075 Investigation of potentially contaminated sites. Code of Practice.

This British Standard provides recommendations and guidance on the investigation of land potentially affected by contamination or naturally elevated concentrations of potentially harmful substances in order to determine or manage any risks.

Contaminated Land (Part 2A definition)

Part 2A of the Environmental Protection Act 1990 was brought into force on 1st April 2000. The legal definition of contaminated land is

“any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on, or under the land that:

- A significant harm is being caused or there is the significant possibility of such harm being caused; or
- Significant pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.

A key element of the Part 2A regimes is the Source-Pathway-Receptor, known as the “contaminant linkage”. Meaning: The source is the contamination in, on or under the land; the pathway is the route by which the contamination reaches the receptor; and the receptor is defined as living organisms, ecological systems or property which may be harmed.

Without these three elements of the contaminant linkage, land cannot be identified as contaminated land under the Part 2A regime.

CLR 11 Model Procedures for the Management of Land Contamination

This document provides the technical framework for applying a risk management process when dealing with land affected by contamination which is consistent with government policies and legislation within the UK.

Conceptual Site Model

A conceptual site model (CSM) identifies all the potential contaminant linkages (contaminant-pathway-receptors) and drives the risk assessment.

National Planning Policy Framework (NPPF 2012)

NPPF acts as guidance for local planning authorities about planning applications. Planning practice guidance are regularly updated online in support of the framework. The paragraphs below highlight the relevant sections are Paragraph 120 and 121 of the NPPF.

Paragraph 120 of NPPF

‘To prevent unacceptable risks from pollution and land instability, planning policies and decision should ensure that new development is appropriate for its location.’

Paragraph 121 of NPPF

‘Ensure that site is suitable for its new use and after remediation, as a minimum should not be capable of being determined as contaminated land under Part IIA of EPA 1990. Site investigation information must be prepared by competent person.’

Phase 1 Land Contamination Assessment or Preliminary Risk Assessment (PRA)

To establish the previous uses of land under consideration or land nearby or adjacent to it, and to identify potential sources of contamination, receptors and pathways.

Phase 2 Intrusive Site Investigation

Assessment consists of an intrusive site investigation with quantitative risk assessment from chemical analysis. The aim of a Phase 2 is to get a representation of the ground conditions on the entire Site.

Phase 3 Land Remediation

Required after Phase 1 and 2 and develops a land contamination remediation strategy to demonstrate how the site will be safely developed in respect to the land's end use.

Phase 4 Verification

Verification of remediation, provides documentary evidence that the remediation has been carried out to the required standard.

Watching brief

A watching brief is a document maintained on site during site clearance works to determine the presence of previously unidentified zones of soils or groundwater contamination. Documentation will need to be produced if a planning condition needs to be discharged. The developer should contact the contaminated land officer to agree the required extent of reporting.

It is best to employ a 'competent person' to provide ongoing advice, undertake a site inspections and produce or review and sign off a report.

The 'watching brief' will implement a series of actions as follows:

- General removal of topsoil and subsoils should be undertaken in a manner that limited exposure of soil to surface water run-off and allows visual and olfactory observation of all materials by a competent, designated clerk of works or equivalent;
- In an event that visual or olfactory evidence indicates a potential area of concern, then all excavation works will cease to ensure that potentially unknown sources of contamination from the ground or groundwater are not mobilised further;
- The clerk of works will contact the environmental advisor will determine what steps can be taken to isolate the material pending further investigation. The Environment Agency and Local Planning Authority will be informed and an appropriate course of action will be agreed;
- The potential area of concern will be appropriately assessed, primarily through sampling and laboratory analysis, and any requirement for remedial works will be identified. This scope of works must be agreed by the Local Planning Authority and Environment Agency prior to the works taking place.
- Records should be maintained of all areas investigated and actions taken to remediate these including validation/verification reports. These then should be submitted to the Local Planning Authority.

1APP

Online planning portal for planning applications which is used by the Local Authorities.